

CITY OF EVANSTON

TAX INCREMENT FINANCING DISTRICT NO. 3
HOWARD HARTREY TIF DISTRICT

ANNUAL REPORT FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2012 AND ENDING DECEMBER 31, 2012

City of Evanston

**Tax Increment Financing District No. 3
Howard Hartrey TIF District
Table of Contents**

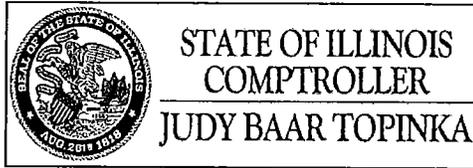
<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
1.0	Name of Redevelopment Project Area and Contact Information	1
2.0	Redevelopment Project Information	3
Attachment A	Amendments to the Redevelopment Plan, the Redevelopment Project and/or Area Boundary	4
Attachment B	Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the TIF Statute (the "Act") during the reporting 10 Month Period.	5
Attachment C	Opinion of legal counsel that the municipality is in compliance with the Act	7
Attachment D	Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan	9
Attachment E	Description of Agreements Regarding Property Disposition or Redevelopment	10
Attachment F	Additional Information on Uses of Funds Related to Achieving Objectives of the Redevelopment Plan	11
Attachment G	Information Regarding Contracts with TIF Consultants	12
Attachment H	Reports Submitted by Joint Review Board	13
Attachment I	Summary of any obligations issued by the municipality and official statements	14
Attachment J	Financial Analysis: TIF Obligations	15
Attachments K and L	For special tax allocation funds that have experienced cumulative deposits of incremental tax revenues of \$100,000 or more, a certified audit report reviewing compliance with the Act .	16

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
Attachment M	Intergovernmental Agreements	17
3.1	Analysis of Special Tax Allocation Fund	18
3.2	Itemized List of Expenditures from Special Tax Allocation Fund	20
3.3	Special Tax Allocation Fund Balance (end of reporting period)	25
4.0	Property purchased by the municipality within the Redevelopment Project Area	27
5.0	Review of Public and Private Investment	30
6.0	Optional Sections	31
Exhibit A	Joint Review Board Minutes	
Exhibit B	Audit and Compliance Letter	

Section 1. Name of Redevelopment Project Area and Contact Information

Refer to chart attached.

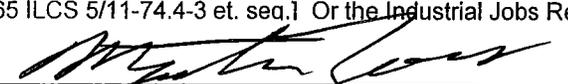
FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT



Name of Municipality: Evanston Reporting Fiscal Year: **2012**
 County: Cook Fiscal Year End: **12/31 /2012**
 Unit Code: 016/175/30

TIF Administrator Contact Information

First Name: Martin Last Name: Lyons
 Address: 2100 Ridge Ave Title: TIF Administrator
 Telephone: 847/328-2100 City: Evanston Zip: 60201-2798
 Mobile _____ E-mail: mlyons@cityofevanston.org
 Mobile _____ Best way to Email Phone
 Provider _____ contact _____ Mobile _____ Mail _____

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of
 Evanston
 is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act
 [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

 Written signature of TIF Administrator _____ Date 10/17/13

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
Downtown II TIF District (Research Park)-TIF1	1/28/1985	10/12/2009
Southwest TIF District- TIF 2	6/25/1990	
Howard Hartrey TIF District - TIF 3	4/27/1992	
Washington National TIF District - TIF 4	9/1/1994	
Howard and Ridge TIF District - TIF 5	1/26/2004	
West Evanston - TIF 6	9/1/2005	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	Howard Hartrey
Primary Use of Redevelopment Project Area*:	Retail/Commercial
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <u> x </u>	Industrial Jobs Recovery Law <u> </u>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

Attachment A Amendments to the Redevelopment Plan, the Redevelopment Project
and/or the Area Boundary

There were no amendments to the Redevelopment Plan or to the Redevelopment Project Area within the reporting Period.

Attachment B Certification of the Mayor of the municipality that the municipality has complied with all of the requirements of the Act during the reporting Period.

Re: Howard Hartrey TIF District

I, Elizabeth Tisdahl, the duly elected Mayor of the City of Evanston, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Evanston complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning January 1, 2012 and ending December 31, 2012.



MAYOR

10-17-13
DATE

Attachment C Opinion of legal counsel that the municipality has complied with the Act.

RE: Attorney Review City of Evanston Howard Hartrey TIF District

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2012 and ending December 31, 2012, to the best of my knowledge and belief.

Sincerely,


Corporation Counsel

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting Period; and
- B. A description of the redevelopment activities undertaken.

No new projects were undertaken by the City in the reporting Period. The City continued to monitor the project and apply revenues to outstanding bond payments, as well as the review of area capital improvements. The City is also considering an amendment to include vacant industrial property adjacent to the TIF District for redevelopment purposes, but the amendment is not expected to start until the following fiscal year.

Attachment E Description of Agreements Regarding Property Disposition or
Redevelopment

No agreements relating to property disposition or redevelopment were entered into by the city in the reporting Period.

Attachment F Additional Information on Uses of Funds Related to Achieving Objectives of the Redevelopment Plan

The City continued to apply incremental taxes to outstanding obligations.

Attachment G Information Regarding Contracts with TIF Consultants.

The City utilized Kane, McKenna and Associates, Inc. in order to prepare the TIF annual report. Fees were based upon hourly rates for services rendered and did not include contingent payments. Kane McKenna did not enter into contracts with any entities that were party to City redevelopment agreements.

Attachment H Reports Submitted by Joint Review Board.

No reports were submitted by the Joint Review Board. The Board met on February 21, 2013. Minutes of the meeting are attached as Exhibit A.

Attachment I Summary of any obligations issued by the municipality and official statements

No new obligations were issued by the City in the reporting Period.

Attachment J Financial Analysis: TIF Obligations

The City undertook its review of existing TIF obligations throughout the reporting Period. The City continued to monitor the payment of existing obligations and reviewed the tax flows associated with current projects in order to determine coverage. Outstanding principal amounts, as well as future interest payments, associated with existing debt are summarized in Section 3.3 below.

Attachments K and L

For special tax allocation funds that have experienced cumulative deposits of incremental tax revenues of \$100,000 or more, a certified audit report reviewing compliance with the Act performed by an independent public accountant certified and licensed by the authority of the State of Illinois. The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3.

Relevant portions of the City's audit and the compliance letter are attached as Exhibit B.

Attachment M Intergovernmental Agreements

Not applicable.

Section 3.1 Analysis of Special Tax Allocation Fund

Refer to table attached.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

Fund Balance at Beginning of Reporting Period \$ 5,000,873

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 1,113,811	\$ 18,026,230	60%
State Sales Tax Increment			0%
Local Sales Tax Increment	\$ 13,251	\$ 1,641,725	5%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 1,552,246	5%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 9,069,445	30%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 1,127,062

Cumulative Total Revenues/Cash Receipts \$ 30,289,646 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,882,296

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,882,296

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (755,234)

FUND BALANCE, END OF REPORTING PERIOD* \$ 4,245,639

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Section 3.2 Itemized List of Expenditures from Special Tax Allocation Fund

Refer to tables attached.

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

PAGE 1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
TIF eligible reimbursements	23,923	
		\$ 23,923
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
Bond Payments and fiscal fees	716,773	
General Fund	141,600	
Surplus Distribution	1,000,000	
		\$ 1,858,373
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

Section 3.3 Special Tax Allocation Fund Balance (end of reporting period).

Refer to table attached.

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))
Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FUND BALANCE, END OF REPORTING PERIOD \$ 4,245,639

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Bonds Series 2008 D	\$ 3,036,826	\$ 1,444,700
Bonds Series 2008 D	\$ 430,393	

Total Amount Designated for Obligations \$ 3,467,219 \$ 1,444,700

2. Description of Project Costs to be Paid		
New Project Redevelopment		\$ 2,500,000
Capital Improvements		\$ 500,000

Total Amount Designated for Project Costs \$ 3,000,000

TOTAL AMOUNT DESIGNATED \$ 4,444,700

SURPLUS*/(DEFICIT) \$ (199,061)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

Section 4.0 A description of all property purchased by the municipality within the Redevelopment Project Area including:

- A. Street Address
- B. Approximate size or description of property
- C. Purchase Price
- D. Seller of property

Refer to table attached.

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

 X No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Section 5.0 Review of Public and Private Investment.

Refer to table attached.

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

If **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided: None

If Projects **WERE** undertaken by the Municipality Within the Redevelopment Project Area enter the **TOTAL** number of projects and list them in detail below.

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 **MUST BE INCLUDED** WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED **IF** PROJECTS ARE LISTED ON THESE PAGES

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

SECTION 6

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1992	\$ 7,034,353	\$ 21,866,716

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Cook County Collector	\$ 1,000,000
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

EXHIBIT A

DRAFT – NOT APPROVED

TIF Joint Review Board Meeting Minutes February 21, 2013

Attendees:

Board Members: Mary Brown- School District 65, Ald. Judy Fiske – City of Evanston, Darryl Holmes- Cook County, Bill Stafford- District 65

Board Members Absent: Arnold Randall- Forest Preserve of Cook County, Carolyn Dellutri- Downtown Evanston, Dr. Hardy Murphy- District 65, Bob Novak- Oakton Community College, Brian Rosinski- Ridgeville Park District, Larry Kaufman- Member at Large, Valerie Kretchmer- Member at Large, Richard Kwasneski- PACE, Patricia Vance – Evanston Township, Margaret Lee – Oakton Community College, Kathleen Therese Meany- Metropolitan Water Reclamation District, Robert Berry- North Shore Mosquito Abatement, Mayor Tisdahl – City of Evanston

City Staff: Steve Griffin, Johanna Nyden, Paul Zalmezak, Martin Lyons, Meagan Jones

Others in Attendance: Bob Rychlicki – Kane McKenna, Ald. Ann Rainey – City of Evanston, Ald. Delores Holmes – City of Evanston, Ginny Holbert- Howard to Isabella, Toni Gilpin- Howard to Isabella.

I. Call to Order by Ald. Judy Fiske, Chair

Chair Judy Fiske called the meeting to order at 3:11 p.m.

II. Approval of Joint Review Board Meeting Minutes of December 16, 2011

Darryl Holmes of Cook County Bureau of Economic Development motioned to approve the minutes from December 16, 2011; seconded by Mary Brown of District 65.

The minutes from December 16, 2011 were approved unanimously, 4-0.

III. Review of Annual Reports for Fiscal Year March 1, 2011- December 31, 2011

Mr. Bob Rychlicki of Kane McKenna Associates gave a brief overview regarding how the reporting for each TIF is conducted. He clarified that these reports cover a period of ten months reflecting the transition to calendar year accounting.

A. Southwest TIF District #2

Marty Lyons provided an executive summary to the Joint Review Board detailing the revenue and assessed value for each of the TIF Districts. He brought the Board's attention to pages 4, 19 and 26 of the report. He stated that the Southwest TIF District is scheduled to terminate in October 2014 then highlighted major projects that are still scheduled to be completed before that time.

Alderman Ann Rainey asked if the advantage of funding the Ward Manufacturing project could be clarified. Mr. Lyons gave a brief history of the project and the business. Mr. Griffin added that the company is Evanston based and has grown successfully over the last 20 years. He continued, stating that there were a large number of jobs that were kept in Evanston in addition to six new jobs created by assisting Ward in obtaining new equipment and expanding. Mr. Lyons explained that Ward Manufacturing is one of the business projects that is keeping the Southwest TIF stable and active.

Ms. Brown asked for clarification on when the increment from the TIF would be collected by the taxing bodies once the TIF expires. Mr. Lyons responded that since the TIF expires in 2014, taxing bodies would receive the levy in 2015. Mr. Rychlicki added that each taxing body would receive a certified notice in the November prior to the expiration of the TIF.

Mr. Lyons added that the TIF's Equalized Assessed Value has increased from \$1 million to \$8 million.

B. Howard Hartrey TIF District #3

Mr. Lyons presented a brief overview of the initial reasons for establishing the TIF, emphasizing that it was previously a large manufacturing business that is now a thriving commercial development. He then called attention to the surplus distributions due to the change in the fiscal year and directed the Board's attention to pages 19, 26 and 31 of the report, outlining projects within the TIF. He stated that \$1,500,000 has been set aside for projects or land acquisition in the TIF this year.

Mr. Griffin briefly described the possible uses of funds for outlot development and stated that \$1.2 million has been set aside for Capital Improvement Projects will take on several projects before the TIF expires in 2016.

Mr. Lyons explained that there are still bonds payable within the TIF District which will need to be taken into consideration before discussions of any payouts or closures of the TIF. He went on to explain that the starting Equalized Assessed Value of the TIF District was \$7 million and has grown to nearly \$25 million.

Ald. Rainey gave a background on the development that has occurred within the TIF, stating that each of the stores at that location has been successful.

C. Washington National TIF #4

Mr. Lyons introduced the TIF and explained that it was formed in 1994, amended in 1999 and is scheduled to expire in 2018. He stated that the TIF encompasses the Southwest portion of downtown Evanston. The TIF shows an \$8 million fund balance but there is \$25 million in bond payments that are still outstanding.

Mr. Griffin provided a brief overview of some of the Capital Improvement projects that are scheduled to be completed in the coming year, including waterline replacement on Davis Street and street-scape work. He stated that there has been a great amount of interest from downtown businesses in the façade program and other funding opportunities.

Mr. Lyons brought the Board's attention to pages 26 and 31 of the report and indicated that he believes that the TIF will remain stable and grow, enabling the future increment to cover the planned expenditures. Mr. Lyons explained that the initial EAV of the TIF District was \$25.7 million and has grown to the current level of \$100 million with six years left in the TIF District. Mr. Rychlicki indicated that the amendment to the TIF may have affected the EAV.

Ald. Rainey asked if Sherman Plaza was in the original TIF. Mr. Rychlicki responded that it was in the original Washington-National TIF boundaries. Mr. Lyons stated that the garage in Sherman Plaza is approximately 90% full. Mr. Holmes asked if the garage was City-owned, to which Mr. Lyons responded yes. He added that the increment accrued within the TIF District is paying for the debt service on the bond.

Mr. Stafford mentioned that if the increment had not covered this amount then the garage would have been paid for through the City's parking fund. He then described how much the Downtown area has grown since the establishment of the TIF District and emphasized that the increment has increased such that payment through the parking fund has not been necessary.

D. Howard Ridge TIF District #5

Mr. Lyons gave a brief introduction of the TIF, explaining that it is set to expire in 2028.

Ald. Rainey briefly described the most recent project underway, a lease for a restaurant on 623-627 Howard Street. She detailed how the City went about acquiring three buildings on Howard Street, with the vision of revitalizing the Street. Ms. Nyden then provided a brief overview of the 629 Howard Street project, the history of the 623-627 Howard Street project and the theater group project at 727 Howard Street.

Mr. Lyons then explained that the area met all of the requirements for establishing the TIF. He then detailed that the first project to use TIF funds was the 415 apartment building and is being used as a catalyst for the revitalization of Howard Street through various project funding strategies. Mr. Lyons then referred to pages 19, 26 and 31 of the report, describing the available funds which will be used to

assist in the development of the previously mentioned Howard Street projects.

Ald. Rainey explained how the building at 629 Howard Street was previously not generating any sales tax and now Ward Eight Cocktail Lounge & Shop is generating multiple sources of revenue and has been very successful.

E. West Evanston TIF District #6

Mr. Lyons gave a brief overview of the area encompassed by the TIF, explaining that it largely follows the old Mayfair railroad right-of-way. He stated that the TIF is set to expire in October of 2029 and that the purpose of the TIF was to update infrastructure and to attract industrial businesses

Mr. Lyons stated that the railroad is not active and that has actual caused some blight in the area. He stated that one goal for that area is to create more green space along that right-of-way. Mr. Griffin described several projects underway within the TIF including \$600,000 for the Emerson Square residential development, lighting around Evanston Township High School and some land acquisitions. Mr. Stafford expressed his support of the TIF and appreciation of the City's cooperation in terms of various public works and economic development projects.

Mr. Griffin summarized the Evanston North Shore Contractors Cooperative renovation underway at 1817 Church Alderman Rainey added that the group has built an addition to the building and that there is a good partnership between the City and the Contractor's Cooperative.

Mr. Lyons explained that this is a much more diverse TIF with a greater list of challenges and goals associated with it than with the other TIF Districts. He indicated that a goal is to attract development that creates a bond deficit that will eventually create increment. He brought the Board's attention to pages 29, 31 and 34 of the report and stated that the beginning EAV for the TIF area was \$37 million and is now \$45 million.

IV. Board Discussion

Ms. Tony Gilpin, journalist with website Howard to Isabella, asked for clarification on the six jobs that Ward Manufacturing created after receiving City funds. Mr. Lyons responded that Ward Manufacturing pursued a building addition, new equipment and increased production. He then stated that the new jobs were likely in another location and moved to Evanston.

Ms. Gilpin then asked if LSL Industries would have to return the \$50,000 it received from TIF funds since they are no longer in Evanston. Mr. Griffin responded that they are not required to repay those funds. Ms. Gilpin then inquired as to whether or not jobs are tracked by TIF. Mr. Griffin responded that the City does not track jobs by TIF but there is quarterly reporting on new jobs created by new or expanding businesses City-wide.

Mr. Holmes expressed appreciation for Ald. Rainey being present and sharing more detail stories regarding how the TIFs have benefitted the community. He

continued, stating that other communities would be envious of the growth seen in Evanston's TIF Districts.

V. Adjournment

Mr. Holmes made a motion to adjourn; seconded by Ms. Brown. Meeting adjourned at 4:25 p.m.

EXHIBIT B

Special Revenue Funds - Continued

Township Funds

Town - to account for general administrative services.

General Assistance - to account for the assistance given to persons and/or families to meet their basic living expenses.

Debt Service Funds

Debt Service funds are used to account for the servicing of general long-term debt.

Special Service District No. 5 - accumulated monies for the principal and interest payments on unlimited ad valorem tax bonds issued for this special taxing district.

Southwest Tax Increment District - accumulated monies for the principal and interest payments on debt issued for this special taxing district.

Howard Hartrey Tax Increment District - accumulated monies for the principal and interest payments on debt issued for this special taxing district.

Washington National Tax Increment District - accumulated monies for the principal and interest payments on debt issued for this special taxing district.

Howard Ridge Tax Increment District - accumulated monies for the payments on redevelopment project for this special taxing district.

West Evanston Tax Increment District - accumulated monies for the payments on redevelopment project for this special taxing district.

Capital Projects Funds

Capital projects are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Special Assessment - to account for capital improvements financed by special assessments on property holder and public benefit contributions from the City.

Concluded

CITY OF EVANSTON, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet - Continued

As of December 31, 2012 and March 31, 2012 for City and Township respectively

	Special Revenue			
	Town	General Assistance	Total Township Funds	Total Special Revenue
Assets				
Cash and equivalents	\$ 352,718	\$ 1,507,749	\$ 1,860,467	\$ 7,661,448
Investments	-	-	-	3,355,646
Receivables				
Property taxes (net of allowance)				
Current year levy	130,205	486,928	617,133	5,278,347
Notes	-	-	-	7,057,452
Allowance	-	-	-	(90,000)
Special assessments	-	-	-	-
Accrued interest	-	-	-	7,452
Other	966	3,795	4,761	938,498
Prepaid items	-	2,242	2,242	2,242
Due from other governments	-	-	-	1,187,781
Due from other funds	-	10,860	10,860	264,809
Total Assets	\$ 483,889	\$ 2,011,574	\$ 2,495,463	\$ 25,663,675
Liabilities and Fund Balances				
Liabilities				
Vouchers payable	\$ 2,997	\$ 29,195	\$ 32,192	\$ 1,514,273
Other	-	-	-	665
Due to other governments	-	-	-	196,883
Due to other funds	10,860	-	10,860	356,695
Deferred revenues	110,190	463,126	573,316	5,009,354
Total Liabilities	124,047	492,321	616,368	7,077,870
Fund Balances				
Nonspendable	-	2,242	2,242	2,242
Restricted				
Highway maintenance	-	-	-	999,368
Emergency telephone system	-	-	-	1,264,807
Library projects	-	-	-	4,579,106
HUD approved projects	-	-	-	5,463,987
Neighborhood improvements	-	-	-	2,366,041
Debt service	-	-	-	-
Township	359,842	1,517,011	1,876,853	1,876,853
Committed - Economic Development	-	-	-	2,150,404
Assigned	-	-	-	-
Unassigned (deficit)	-	-	-	(117,003)
Total Fund Balances (Deficit)	359,842	1,519,253	1,879,095	18,585,805
Total Liabilities and Fund Balances	\$ 483,889	\$ 2,011,574	\$ 2,495,463	\$ 25,663,675

Debt Service						
Special Service District No.5	Southwest Tax Increment District	Howard Hartrey Tax Increment District	Washington National Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Increment District	Total Debt Service
\$ 4,595	\$ 24,939	\$ 4,027,140	\$ 7,511,308	\$ 295,933	\$ 1,158,477	\$ 13,022,392
-	-	-	-	-	-	-
448,875	456,403	1,113,811	4,538,560	470,682	255,315	7,283,646
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
400,000	280,000	220,000	-	490,000	-	1,390,000
\$ 853,470	\$ 761,342	\$ 5,360,951	\$ 12,049,868	\$ 1,256,615	\$ 1,413,792	\$ 21,696,038
\$ -	\$ -	\$ -	\$ -	\$ 21,233	\$ -	\$ 21,233
-	-	1,501	11,155	-	-	12,656
-	-	-	640,000	179	290,522	930,701
420,416	456,403	1,113,811	4,107,409	179,693	250,423	6,528,155
420,416	456,403	1,115,312	4,758,564	201,105	540,945	7,492,745
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
433,054	304,939	4,245,639	7,291,304	1,055,510	872,847	14,203,293
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
433,054	304,939	4,245,639	7,291,304	1,055,510	872,847	14,203,293
\$ 853,470	\$ 761,342	\$ 5,360,951	\$ 12,049,868	\$ 1,256,615	\$ 1,413,792	\$ 21,696,038

Continued

CITY OF EVANSTON, ILLINOIS

Nonmajor Governmental Funds

Combining Statements of Revenues, Expenditures, and Changes in Fund Balances - Continued
 For the Fiscal Year ended December 31, 2012 and March 31, 2012 for City and Township respectively

	Special Revenue			
	Town	General Assistance	Total Township Funds	Total Special Revenue
Revenues				
Taxes	\$ 327,838	\$ 1,057,007	\$ 1,384,845	\$ 8,730,889
Special assessments	-	-	-	-
Intergovernmental	56,751	-	56,751	12,720,513
Charges for services	-	-	-	434,989
Investment income	138	613	751	329,559
Miscellaneous	-	5,443	5,443	217,759
Total Revenues	384,727	1,063,063	1,447,790	22,433,709
Expenditures				
Current				
General management and support	327,714	1,076,829	1,404,543	6,032,905
Public safety	-	-	-	915,384
Public works	-	-	-	1,181,452
Health and human resource development	-	-	-	-
Recreation and cultural opportunities	-	-	-	-
Housing and economic development	-	-	-	12,359,050
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Fiscal agent fees	-	-	-	-
Capital outlay	-	-	-	-
Total Expenditures	327,714	1,076,829	1,404,543	20,488,791
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	57,013	(13,766)	43,247	1,944,918
Other Financing Sources (Uses)				
Bonds issued	-	-	-	-
Transfers in (out)				
General	-	-	-	(339,953)
Emergency Telephone System	-	-	-	-
General Obligation Debt Service	-	-	-	(98,469)
Howard Ridge Tax Increment District	-	-	-	48,500
Motor Vehicle Parking System	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	(389,922)
Net Change in Fund Balances	57,013	(13,766)	43,247	1,554,996
Fund Balances (Deficit) - Beginning	302,829	1,533,019	1,835,848	17,030,809
Fund Balances (Deficit) - Ending	\$ 359,842	\$ 1,519,253	\$ 1,879,095	\$ 18,585,805

Continued

Special Service District No.5	Southwest Tax Increment District	Debt Service				West Evanston Tax Increment District	Total Debt Service
		Howard Hartrey Tax Increment District	Washington National Tax Increment District	Howard Ridge Tax Increment District			
\$ 408,107	\$ 448,605	\$ 1,113,811	\$ 4,594,537	\$ 752,477	\$ 26,572	\$ 7,344,109	
-	-	-	-	-	-	-	
-	-	-	-	-	-	-	
9	7	13,251	17,754	164	713	31,898	
-	-	-	-	14,837	-	14,837	
408,116	448,612	1,127,062	4,612,291	767,478	27,285	7,390,844	
-	-	-	-	-	-	-	
-	-	-	82,593	-	-	82,593	
-	-	-	-	-	-	-	
-	670	1,023,923	725,366	692,633	1,190,031	3,632,623	
325,000	-	605,000	405,000	-	-	1,335,000	
98,231	-	109,603	100,650	-	-	308,484	
-	-	2,170	-	-	-	2,170	
-	-	-	-	-	-	-	
423,231	670	1,740,696	1,313,609	692,633	1,190,031	5,360,870	
(15,115)	447,942	(613,634)	3,298,682	74,845	(1,162,746)	2,029,974	
-	-	-	-	48,812	600,000	648,812	
-	(28,920)	(141,600)	(325,000)	(120,400)	(60,000)	(675,920)	
-	-	-	-	(48,500)	-	(48,500)	
-	-	-	-	-	-	-	
-	-	-	(3,876,726)	-	-	(3,876,726)	
-	(28,920)	(141,600)	(4,201,726)	(120,088)	540,000	(3,952,334)	
(15,115)	419,022	(755,234)	(903,044)	(45,243)	(622,746)	(1,922,360)	
448,169	(114,083)	5,000,873	8,194,348	1,100,753	1,495,593	16,125,653	
\$ 433,054	\$ 304,939	\$ 4,245,639	\$ 7,291,304	\$ 1,055,510	\$ 872,847	\$ 14,203,293	

Continued



BAKER TILLY

Baker Tilly Virchow Krause, LLP
1301 W 22nd St, Ste 400
Oak Brook, IL 60523-3389
tel 630 990 3131
fax 630 990 0039
bakertilly.com

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE

To the Honorable Elizabeth B. Tisdahl, Mayor and
Members of the City Council
Evanston, Illinois

We have audited the basic financial statements of the City of Evanston, Illinois, as of and for the year ended December 31, 2012, and have issued our report thereon dated June 28, 2013. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts and grants applicable to the City of Evanston is the responsibility of the City of Evanston's management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we performed tests of the City of Evanston's compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
June 28, 2013