

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Howard Hartrey TIF District No. 3

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 643,673

| SOURCE of Revenue/Cash Receipts: | Revenue/Cash Receipts for Current Reporting Year | Cumulative Totals of Revenue/Cash Receipts for life of TIF | % of Total |
|---------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------|------------|
| Property Tax Increment | | \$ 22,770,695 | 65% |
| State Sales Tax Increment | | \$ - | 0% |
| Local Sales Tax Increment | | \$ 1,641,725 | 5% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | \$ 1,320 | \$ 1,533,713 | 4% |
| Land/Building Sale Proceeds | | | 0% |
| Bond Proceeds | | \$ 9,069,445 | 26% |
| Transfers from Municipal Sources | | | 0% |
| Private Sources | | | 0% |
| Other (identify source _____; if multiple other sources, attach schedule) | \$ - | \$ - | 0% |

All Amount Deposited in Special Tax Allocation by source

\$ 1,320

Cumulative Total Revenues/Cash Receipts

\$ 35,015,578 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 45,325

Distribution of Surplus

\$ 599,668

Total Expenditures/Disbursements

\$ 644,993

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (643,673)

FUND BALANCE, END OF REPORTING PERIOD*

\$ -

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

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

FY 2017

TIF NAME: Howard Hartrey TIF District No. 3

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

| 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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost. | | |
| Transfers TIF reimbursements | 45,325 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ 45,325 |
| 2. Annual administrative cost. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 3. Cost of marketing sites. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 4. Property assembly cost and site preparation costs. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 6. Costs of construction. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |

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

FY 2017

TIF NAME:

Howard Hartrey TIF District No. 3

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

Check here if no property was acquired by the Municipality within the
X 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 - 20 ILCS 620/4.7 (7)(F)

FY 2017

TIF Name:

Howard Hartrey TIF District No. 3

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

| | |
|-----------------------------------------------------------------------------------------------------------------------------------|---|
| 1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area. | |
| 2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.) | X |
| 2a. The number of projects undertaken by the municipality within the Redevelopment Project Area: | 2 |

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

| TOTAL: | 11/1/99 to Date | Estimated Investment for Subsequent Fiscal Year | Total Estimated to Complete Project |
|--------------------------------------------------|-----------------|-------------------------------------------------|-------------------------------------|
| Private Investment Undertaken (See Instructions) | \$ - | \$ - | \$ 10,000,000 |
| Public Investment Undertaken | \$ - | \$ - | \$ 4,181,757 |
| Ratio of Private/Public Investment | 0 | | 2 9/23 |

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1 Autobarn

| | | | |
|--------------------------------------------------|---|--|---------------|
| Private Investment Undertaken (See Instructions) | | | \$ 10,000,000 |
| Public Investment Undertaken | | | \$ 2,500,000 |
| Ratio of Private/Public Investment | 0 | | 4 |

Project 2 Howard Street Road Improvements

| | | | |
|--------------------------------------------------|---|--|--------------|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | \$ 1,681,757 |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 3

| | | | |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 4

| | | | |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 5

| | | | |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

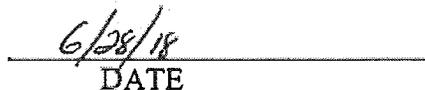
Project 6

| | | | |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Re: Howard Hartrey TIF District

I, Stephen H. Hagerty, the 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, 2017 and ending December 31, 2017.


MAYOR


DATE

**CITY OF EVANSTON HOWARD HARTREY TIF DISTRICT ANNUAL REPORT FOR FISCAL YEAR
BEGINNING JANUARY 1, 2017 AND ENDING DECEMBER 31, 2017**

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, 2017 and ending December 31, 2017, to the best of my knowledge and belief.

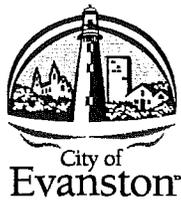
Sincerely,

Michelle L. Mason
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.

The City terminated the TIF District in 2016.



JOINT REVIEW BOARD MEETING

Thursday, November 29, 2017 – 9:00 am
Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Ald. Rainey, Mohammed Elahi, Natalie Selee, Laura Brown, Connie Pagal, Faye Conli

Staff Present: Martin Lyons, Paul Zalmezak, Janella Hardin

Others Present: Bob Rychlicki

Presiding Member: Alderman Rainey

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM BY ALD. ANN RAINEY, CHAIR

With a quorum present, Alderman Rainey called the meeting to order at 9:08am.

2. APPROVAL OF JOINT REVIEW BOARD MEETING MINUTES OF NOVEMBER 17, 2016

Laura Brown moved approval of the Minutes of November 17, 2016, seconded by Natalie Selee. A voice vote was taken and the meeting minutes of November 17, 2016 were unanimously approved.

3. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR January 1, 2016 through December 31, 2016

Assistant City Manager Martin Lyons introduced himself, Economic Development Division Manager Paul Zalmezak and Kane McKenna representative Robert Rychlicki to the Board. He provided an introduction to TIF finances and economics for each district.

A. HOWARD HARTREY T.I.F. DISTRICT 3

Assistant City Manager Lyons noted that this TIF closed on December 31, 2016 with a surplus distribution of a little over \$600,000 to the taxing bodies over the summer. The fund balance on January 1, 2016 was \$1,281,115. There were cash disbursements of \$1,873,436 and deposits of \$1,235,994 resulting in an ending fund balance of \$643,673 as of December 31, 2016. The EAV has increased from \$8.5 to \$20.5 million.

The major expense in this TIF is the Autobarn tax sharing and loan agreement. Autobarn maxed out space their space on Chicago Ave and opened a second location behind Jewel to house inventory.

B. WASHINGTON NATIONAL T.I.F. DISTRICT 4

Assistant City Manager Lyons pointed out that this is the largest of the City's TIFs and the lowest vacancy rate of many downtowns. It started in 1994. It carries roughly a \$5

million balance reserved for future debt payments for the Sherman parking garage that will end in 2018. There are \$8.6 million in obligations, which includes \$6 million Fountain Square project improvements. The EAV at the start of the TIF was \$25.7 million and is now \$85.5 million, which is a 17% rise from the previous year.

The fund balance on January 1, 2016 was \$6,442,430. There were cash receipts of \$4,743,661 and expenditures of \$4,561,415 resulting in an ending fund balance of \$5,624,676 as of December 31, 2016.

Ald. Rainey noted that new developments opened after the expiration of TIF will create more EAV for taxing bodies with Target and Northlight Theater scheduled to open in this district.

C. HOWARD RIDGE T.I.F. DISTRICT 5

The Howard Ridge TIF is a very successful TIF. The EAV has doubled since it opened in 2004. In 2016, the City reimbursed 415 Howard 85% of the tax bill and it will continue to step down each year until no reimbursement is owed.

This TIF has a range of food and entertainment options. Ward Eight and Peckish Pig both purchased their properties from the City. 633 Howard is undergoing façade improvements for Sweet Temptations Bake Shop. Northshore Cider will open a cider house at 707B and C Howard. Good to Go Jamaican Cuisine has received a storefront modernization grant from Economic Development for 711 Howard. There is a \$1.7 million proposal to bring a cabaret-style theater to 717 Howard.

A private development has been approved for 100-130 Chicago Ave, the City Grange/Peterson Garden Project. This development will be a for profit enterprise that will include an education, sales and demonstration space. The developer is working with the railroad to get access to the embankment.

The fund balance on January 1, 2016 was -\$28,621. There were cash disbursements of \$787,249 and deposits of \$815,786 resulting in an ending fund balance of as of December 31, 2016.

D. WEST EVANSTON T.I.F. DISTRICT 6

This TIF was created in 2005 with an initial EAV of \$37,477,570. The current EAV is \$37,896,949. There is an opportunity to revisit the West Evanston plan to determine if this TIF should be closed or turned into a micro TIF.

The fund balance on January 1, 2016 was \$442,263. There were cash disbursements of \$37,998 and deposits of \$12,995 resulting in an ending fund balance of \$417,260 as of December 31, 2016.

E. DEMPSTER/DODGE T.I.F. DISTRICT 7

Dempster Dodge is a micro TIF with multiple parcels with one owner, Valli Produce. It is surrounded by the West Evanston TIF. Valli Produce has invested approximately \$8 million in various improvements to the property and maintained occupancy in the shopping center.

There is potential for the West Evanston and Dempster Dodge TIFs to work together to develop the area.

F. CHICAGO MAIN T.I.F. DISTRICT 8

This TIF started in 2013 with a \$2.9 million development agreement for the Chicago Main development. This TIF is surrounded by Special Service Area #6, which is a voluntary area. The Main has 110 units of which 85% are occupied.

The fund balance on January 1, 2016 was \$312,070. There were cash disbursements of \$1,756,993 and deposits of \$1,580,000 resulting in an ending fund balance of \$135,077 as of December 31, 2016.

4. BOARD DISCUSSION

Motion to accept the report made by Ald. Rainey and seconded by Mohammed Elahi. A voice vote was taken and the motion was unanimously approved.

Kane McKenna Representative Bob Rychicki summed up the reports noted that the Evanston property valuation outlook is good. Assistant City Manager Lyons added that all active TIFs are performing as expected.

5. ADJOURNMENT

Mohammed Elahi motioned to adjourn, seconded by Natalie Selee. Vote called and taken. **Meeting was adjourned at 10:41 am**

Respectfully Submitted,

Janella Hardin, PHR
Administrative Secretary

CITY OF EVANSTON, ILLINOIS

Combining Balance Sheet
 Nonmajor Governmental Funds

December 31, 2017

| | Debt Service | | | |
|--------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------|------------------------------------------------|-----------------------------------------------------|
| | Chicago Main Tax Increment District | Special Service Area No. 6 | Howard Hartrey Tax Increment District | Washington National Tax Increment District |
| Assets | | | | |
| Cash and equivalents | \$ 1,342 | \$ 2,207 | \$ - | \$ - |
| Investments | - | - | - | 4,769,451 |
| Receivables | | | | |
| Property tax | - | 221,000 | - | - |
| Notes | - | - | - | - |
| Special assessments | - | - | - | - |
| Other | - | - | - | - |
| Due from other governments | - | - | - | - |
| Due from component unit | - | - | - | - |
| Due from other funds | 60,000 | - | - | 493,237 |
| Advances to other funds | - | - | - | - |
| Total Assets | \$ 61,342 | \$ 223,207 | \$ - | \$ 5,262,688 |
| Liabilities | | | | |
| Vouchers payable | \$ 149 | \$ - | \$ - | \$ 144 |
| Due to other governments | - | - | - | - |
| Due to component unit | - | - | - | - |
| Due to other funds | - | - | - | - |
| Advances from other funds | - | - | - | - |
| Unearned revenue | - | - | - | - |
| Total Liabilities | 149 | - | - | 144 |
| Deferred Inflows of Resources | | | | |
| Long-term notes receivable | - | - | - | - |
| Unavailable revenue - property taxes | - | 221,000 | - | - |
| Total Deferred Inflows of Resources | - | 221,000 | - | - |
| Total Liabilities and Deferred Inflows of Resources | 149 | 221,000 | - | 144 |
| Fund Balances | | | | |
| Restricted for | | | | |
| Highway Maintenance | - | - | - | - |
| Emergency Telephone System | - | - | - | - |
| HUD Approved Projects | - | - | - | - |
| Neighborhood Improvements | - | - | - | - |
| Debt Service | 61,193 | - | - | 5,262,544 |
| Township | - | - | - | - |
| Committed | - | - | - | - |
| Assigned | - | 2,207 | - | - |
| Unassigned (deficit) | - | - | - | - |
| Total Fund Balances (Deficit) | 61,193 | 2,207 | - | 5,262,544 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | \$ 61,342 | \$ 223,207 | \$ - | \$ 5,262,688 |

| Debt Service | | | Capital Projects | | | | | Total |
|------------------------------------------------|----------------------------------------------|-----------------------------------------------|--------------------------|-------------------------|----------------------------------------------|------------------|------------------------------|--------------------------------------------|
| Dempster-Dodge Tax Increment District | Howard Ridge Tax Increment District | West Evanston Tax Increment District | Total Debt Service | Capital Improvements | Special Assessment Capital Projects | Crown Capital | Total Capital Projects | Total Nonmajor Governmental Funds |
| \$ - | \$ - | \$ - | \$ 3,549 | \$ 3,327,740 | \$ 2,766,446 | \$ 540,861 | \$ 6,635,047 | \$ 9,834,513 |
| - | 11,144 | 514,730 | 5,295,325 | 9,418,978 | 224,099 | - | 9,643,077 | 18,187,364 |
| - | - | - | 221,000 | - | - | - | - | 1,491,000 |
| - | - | - | - | - | - | - | - | 8,135,420 |
| - | - | - | - | - | 616,153 | - | 616,153 | 616,153 |
| - | - | - | - | 7,840 | 4,281 | - | 12,121 | 12,121 |
| - | - | - | - | - | 2,874 | - | 2,874 | 770,992 |
| - | - | - | - | - | - | - | - | - |
| - | 262,979 | - | 816,216 | - | - | - | - | 948,225 |
| - | - | - | - | - | - | - | - | - |
| \$ - | \$ 274,123 | \$ 514,730 | \$ 6,336,090 | \$ 12,754,558 | \$ 3,613,853 | \$ 540,861 | \$ 16,909,272 | \$ 39,995,788 |
| \$ - | \$ 26,745 | \$ 144 | \$ 27,182 | \$ 3,983,291 | \$ - | \$ - | \$ 3,983,291 | \$ 4,190,241 |
| - | - | - | - | - | - | - | - | 94,969 |
| - | - | - | - | 12,794 | - | - | 12,794 | 12,794 |
| 6,009 | - | 81,820 | 87,829 | - | - | - | - | 1,182,072 |
| - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | 1,000,000 |
| 6,009 | 26,745 | 81,964 | 115,011 | 3,996,085 | - | - | 3,996,085 | 6,480,076 |
| - | - | - | - | - | 616,153 | - | 616,153 | 8,751,573 |
| - | - | - | 221,000 | - | - | - | - | 1,491,000 |
| - | - | - | 221,000 | - | 616,153 | - | 616,153 | 10,242,573 |
| 6,009 | 26,745 | 81,964 | 336,011 | 3,996,085 | 616,153 | - | 4,612,238 | 16,722,649 |
| - | - | - | - | - | - | - | - | 2,373,730 |
| - | - | - | - | - | - | - | - | 181,996 |
| - | - | - | - | - | - | - | - | 325,996 |
| - | - | - | - | - | - | - | - | 1,646,715 |
| - | 247,378 | 432,766 | 6,003,881 | - | - | - | - | 6,003,881 |
| - | - | - | - | - | - | - | - | 644,499 |
| - | - | - | - | - | - | - | - | - |
| - | - | - | 2,207 | 8,758,473 | 2,997,700 | 540,861 | 12,297,034 | 12,301,125 |
| (6,009) | - | - | (6,009) | - | - | - | - | (204,803) |
| (6,009) | 247,378 | 432,766 | 6,000,079 | 8,758,473 | 2,997,700 | 540,861 | 12,297,034 | 23,273,139 |
| \$ - | \$ 274,123 | \$ 514,730 | \$ 6,336,090 | \$ 12,754,558 | \$ 3,613,853 | \$ 540,861 | \$ 16,909,272 | \$ 39,995,788 |

(See independent auditor's report.)

CITY OF EVANSTON, ILLINOIS

Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Governmental Funds

For the Fiscal Year Ended December 31, 2017

| | Special Revenue | | | | |
|--------------------------------------------------------------|---------------------|-------------------------|----------------------------------|-----------------------------|-----------------------|
| | Motor Fuel Tax | Economic Development | Emergency Telephone System | Neighborhood Improvement | Affordable Housing |
| Revenues | | | | | |
| Taxes | \$ - | \$ - | \$ 978,523 | \$ - | \$ 97,000 |
| Special assessments | - | - | - | - | - |
| Intergovernmental | 1,899,884 | - | - | - | - |
| Charges for services | - | - | - | - | - |
| Investment income | 18,158 | - | 7,178 | 256 | 5,623 |
| Miscellaneous | | | | | |
| Contributions | - | - | - | - | 325,000 |
| Other | - | - | - | - | 8,056 |
| Total Revenues | 1,918,042 | - | 985,701 | 256 | 435,679 |
| Expenditures | | | | | |
| Current | | | | | |
| General management and support | - | - | - | - | - |
| Public safety | - | - | 893,789 | - | - |
| Public works | - | - | - | - | - |
| Housing and economic development | - | - | - | - | 360,323 |
| Capital outlay | - | - | - | - | - |
| Debt service | | | | | |
| Principal | - | - | - | - | - |
| Interest | - | - | - | - | - |
| Fiscal agent fees | - | - | - | - | - |
| Total Expenditures | - | - | 893,789 | - | 360,323 |
| Excess (Deficiency) of Revenues Over Expenditures | 1,918,042 | - | 91,912 | 256 | 75,356 |
| Other Financing Sources (Uses) | | | | | |
| Issuance of bonds | - | - | - | - | - |
| Issuance of loans | - | - | - | - | - |
| Premium (discount) on bonds issued | - | - | - | - | - |
| Transfers in | - | - | - | - | - |
| Transfers (out) | (957,990) | (2,996,226) | (72,977) | - | - |
| Total Other Financing Sources (Uses) | (957,990) | (2,996,226) | (72,977) | - | - |
| Net Change in Fund Balances | 960,052 | (2,996,226) | 18,935 | 256 | 75,356 |
| Fund Balances (Deficit), January 1 | 1,413,678 | 2,996,226 | 163,061 | 169,915 | 1,401,188 |
| Fund Balances (Deficit), December 31 | \$ 2,373,730 | \$ - | \$ 181,996 | \$ 170,171 | \$ 1,476,544 |

| Special Revenue | | | | | | | |
|-----------------|-----------------------------------|----------------------------|--------------------------------------|--------------------------------|---------------|--------------------|-----------------------|
| HOME | Community Development Block Grant | Community Development Loan | Neighborhood Stabilization Program 2 | Special Service District No. 4 | Good Neighbor | General Assistance | Total Special Revenue |
| \$ - | \$ - | \$ - | \$ - | \$ 322,477 | \$ - | \$ 933,020 | \$ 2,331,020 |
| - | - | - | - | - | - | - | - |
| 227,450 | 1,906,708 | - | 37,641 | - | - | - | 4,071,683 |
| - | - | - | - | - | - | - | - |
| 5,685 | - | 3,392 | - | 5 | 1,884 | 1,547 | 43,728 |
| - | - | - | - | - | 1,000,000 | - | 1,325,000 |
| 21,820 | 263 | 51,369 | - | - | - | 33,019 | 114,527 |
| 254,955 | 1,906,971 | 54,761 | 37,641 | 322,482 | 1,001,884 | 967,586 | 7,885,958 |
| - | - | - | - | - | - | 909,475 | 909,475 |
| - | - | - | - | - | - | - | 893,789 |
| - | - | - | - | - | - | - | - |
| 248,055 | 1,900,376 | 13,070 | 33,123 | 329,000 | - | - | 2,883,947 |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| 248,055 | 1,900,376 | 13,070 | 33,123 | 329,000 | - | 909,475 | 4,687,211 |
| 6,900 | 6,595 | 41,691 | 4,518 | (6,518) | 1,001,884 | 58,111 | 3,198,747 |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | (6,594) | - | (4,518) | - | (1,000,000) | - | (5,038,305) |
| - | (6,594) | - | (4,518) | - | (1,000,000) | - | (5,038,305) |
| 6,900 | 1 | 41,691 | - | (6,518) | 1,884 | 58,111 | (1,839,558) |
| 2,377 | 64,106 | 210,921 | - | (192,276) | - | 586,388 | 6,815,584 |
| \$ 9,277 | \$ 64,107 | \$ 252,612 | \$ - | \$ (198,794) | \$ 1,884 | \$ 644,499 | \$ 4,976,026 |

(This schedule is continued on the following pages.)

CITY OF EVANSTON, ILLINOIS

Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Governmental Funds

For the Fiscal Year Ended December 31, 2017

| | Debt Service | | | |
|--------------------------------------------------------------|----------------------------------------------|-------------------------------------|------------------------------------------------|-----------------------------------------------------|
| | Chicago Main Tax Increment District | Special Service Area No. 6 | Howard Hartrey Tax Increment District | Washington National Tax Increment District |
| Revenues | | | | |
| Taxes | \$ 75,430 | \$ 215,245 | \$ - | \$ 5,249,949 |
| Special assessments | - | - | - | - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Investment income | 9 | 22 | 1,320 | 45,923 |
| Miscellaneous | | | | |
| Contributions | - | - | - | - |
| Other | - | - | - | - |
| Total Revenues | 75,439 | 215,267 | 1,320 | 5,295,872 |
| Expenditures | | | | |
| Current | | | | |
| General management and support | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Housing and economic development | 582,012 | 213,354 | 599,668 | 100,679 |
| Capital outlay | - | - | - | - |
| Debt service | | | | |
| Principal | 3,000,000 | - | - | - |
| Interest | 87,500 | - | - | - |
| Fiscal agent fees | - | - | - | - |
| Total Expenditures | 3,669,512 | 213,354 | 599,668 | 100,679 |
| Excess (Deficiency) of Revenues Over Expenditures | (3,594,073) | 1,913 | (598,348) | 5,195,193 |
| Other Financing Sources (Uses) | | | | |
| Issuance of bonds | 2,960,000 | - | - | - |
| Issuance of loans | 520,000 | - | - | - |
| Premium (discount) on bonds issued | 40,189 | - | - | - |
| Transfers in | - | - | - | - |
| Transfers (out) | - | (78,000) | (45,325) | (5,557,325) |
| Total Other Financing Sources (Uses) | 3,520,189 | (78,000) | (45,325) | (5,557,325) |
| Net Change in Fund Balances | (73,884) | (76,087) | (643,673) | (362,132) |
| Fund Balances (Deficit), January 1 | 135,077 | 78,294 | 643,673 | 5,624,676 |
| Fund Balances (Deficit), December 31 | \$ 61,193 | \$ 2,207 | \$ - | \$ 5,262,544 |

| Dempster-Dodge Tax Increment District | Debt Service | | | Capital Projects | | | Total Nonmajor Governmental Funds |
|---------------------------------------|-------------------------------------|--------------------------------------|--------------------|-------------------------------------|---------------|------------------------|-----------------------------------|
| | Howard Ridge Tax Increment District | West Evanston Tax Increment District | Total Debt Service | Special Assessment Capital Projects | Crown Capital | Total Capital Projects | |
| \$ 48,001 | \$ 583,827 | \$ 43,503 | \$ 6,215,955 | \$ - | \$ - | \$ - | \$ 8,546,975 |
| - | - | - | - | - | 260,307 | - | 260,307 |
| - | - | - | - | 530,812 | - | - | 530,812 |
| - | - | - | - | 33,339 | - | - | 33,339 |
| 1 | 21 | 3,898 | 51,194 | 56,607 | 7,911 | - | 64,518 |
| - | - | - | - | 412,945 | - | - | 412,945 |
| - | 32,000 | 12,339 | 44,339 | 5,174 | - | - | 5,174 |
| 48,002 | 615,848 | 59,740 | 6,311,488 | 1,038,877 | 268,218 | - | 1,307,095 |
| - | - | - | - | 298,237 | 6,307 | - | 304,544 |
| - | - | - | - | 9,064 | - | - | 9,064 |
| - | - | - | - | - | - | 1,008,651 | 1,008,651 |
| - | 307,391 | 2,007 | 1,805,111 | - | - | - | 4,689,058 |
| - | - | - | - | 14,953,180 | - | - | 14,953,180 |
| 2,000,000 | - | - | 5,000,000 | - | - | - | 5,000,000 |
| 92,108 | 995 | 12,227 | 192,830 | - | - | - | 192,830 |
| - | - | - | - | - | - | - | - |
| 2,092,108 | 308,386 | 14,234 | 6,997,941 | 15,260,481 | 6,307 | 1,008,651 | 16,275,439 |
| (2,044,106) | 307,462 | 45,506 | (686,453) | (14,221,604) | 261,911 | (1,008,651) | (14,968,344) |
| 2,040,000 | - | - | 5,000,000 | 10,730,000 | - | 900,000 | 11,630,000 |
| - | - | - | 520,000 | - | - | - | 520,000 |
| 27,512 | - | - | 67,701 | 457,736 | - | - | 457,736 |
| - | - | - | - | 1,436,689 | - | 649,512 | 2,086,201 |
| - | (60,000) | (30,000) | (5,770,650) | (1,149,512) | (263,427) | - | (1,412,939) |
| 2,067,512 | (60,000) | (30,000) | (182,949) | 11,474,913 | (263,427) | 1,549,512 | 12,760,998 |
| 23,406 | 247,462 | 15,506 | (869,402) | (2,746,691) | (1,516) | 540,861 | (2,207,346) |
| (29,415) | (84) | 417,260 | 6,869,481 | 11,505,164 | 2,999,216 | - | 14,504,380 |
| \$ (6,009) | \$ 247,378 | \$ 432,766 | \$ 6,000,079 | \$ 8,758,473 | \$ 2,997,700 | \$ 540,861 | \$ 12,297,034 |
| | | | | | | | \$ 23,273,139 |

(See independent auditor's report.)

CITY OF EVANSTON, ILLINOIS

Debt Service Funds

Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended December 31, 2017

| | Chicago Main Tax Increment District | | Special Service Area No. 6 | | Howard Hartrey Tax Increment District | |
|--------------------------------------------------------------|----------------------------------------|--------------------|-------------------------------|-----------------|------------------------------------------|------------------|
| | Original and Final Budget | Actual | Original and Final Budget | Actual | Original and Final Budget | Actual |
| Revenues | | | | | | |
| Taxes | | | | | | |
| Property taxes | \$ - | \$ 75,430 | \$ 220,000 | \$ 215,245 | \$ - | \$ - |
| Investment income | - | 9 | 500 | 22 | - | 1,320 |
| Miscellaneous | - | - | - | - | - | - |
| Total Revenues | <u>-</u> | <u>75,439</u> | <u>220,500</u> | <u>215,267</u> | <u>-</u> | <u>1,320</u> |
| Expenditures | | | | | | |
| Housing and economic development | 3,580,000 | 582,012 | 290,730 | 213,354 | - | 599,668 |
| Debt Service | | | | | | |
| Principal | - | 3,000,000 | - | - | - | - |
| Interest | 60,000 | 87,500 | - | - | - | - |
| Total Expenditures | <u>3,640,000</u> | <u>3,669,512</u> | <u>290,730</u> | <u>213,354</u> | <u>-</u> | <u>599,668</u> |
| Excess (Deficiency) of Revenues Over Expenditures | <u>(3,640,000)</u> | <u>(3,594,073)</u> | <u>(70,230)</u> | <u>1,913</u> | <u>-</u> | <u>(598,348)</u> |
| Other Financing Sources (Uses) | | | | | | |
| Issuance of bonds | - | 2,960,000 | - | - | - | - |
| Issuance of loans | - | 520,000 | - | - | - | - |
| Premium (discount) on bonds issued | - | 40,189 | - | - | - | - |
| Transfers in (out) | | | | | | |
| General | - | - | - | (78,000) | - | - |
| Capital improvement | - | - | - | - | - | - |
| Other | - | - | - | - | (599,667) | (45,325) |
| Total Other Financing Sources (Uses) | <u>-</u> | <u>3,520,189</u> | <u>-</u> | <u>(78,000)</u> | <u>(599,667)</u> | <u>(45,325)</u> |
| Net Changes in Fund Balances | <u>\$ (3,640,000)</u> | <u>(73,884)</u> | <u>\$ (70,230)</u> | <u>(76,087)</u> | <u>\$ (599,667)</u> | <u>(643,673)</u> |
| Fund Balances (Deficit) | | | | | | |
| Beginning of Year | | <u>135,077</u> | | <u>78,294</u> | | <u>643,673</u> |
| End of Year | | <u>\$ 61,193</u> | | <u>\$ 2,207</u> | | <u>\$ -</u> |

| Washington National Tax Increment District | | Dempster-Dodge Tax Increment District | | Howard Ridge Tax Increment District | | West Evanston Tax Increment District | | Total | |
|--------------------------------------------|---------------------|---------------------------------------|-------------------|-------------------------------------|-------------------|--------------------------------------|-------------------|---------------------------|---------------------|
| Original and Final Budget | Actual | Original and Final Budget | Actual | Original and Final Budget | Actual | Original and Final Budget | Actual | Original and Final Budget | Actual |
| \$ 5,145,000 | \$ 5,249,949 | \$ - | \$ 48,001 | \$ 555,000 | \$ 583,827 | \$ - | \$ 43,503 | \$ 5,920,000 | \$ 6,215,955 |
| 10,000 | 45,923 | - | 1 | 400 | 21 | 150 | 3,898 | 11,050 | 51,194 |
| - | - | - | - | 130,000 | 32,000 | - | 12,339 | 130,000 | 44,339 |
| 5,155,000 | 5,295,872 | - | 48,002 | 685,400 | 615,848 | 150 | 59,740 | 6,061,050 | 6,311,488 |
| 600,000 | 100,679 | - | - | 1,538,000 | 307,391 | - | 2,007 | 6,008,730 | 1,805,111 |
| - | - | 2,004,000 | 2,000,000 | - | - | - | - | 2,004,000 | 5,000,000 |
| - | - | 40,000 | 92,108 | 600 | 995 | 10,000 | 12,227 | 110,600 | 192,830 |
| 600,000 | 100,679 | 2,044,000 | 2,092,108 | 1,538,600 | 308,386 | 10,000 | 14,234 | 8,123,330 | 6,997,941 |
| 4,555,000 | 5,195,193 | (2,044,000) | (2,044,106) | (853,200) | 307,462 | (9,850) | 45,506 | (2,062,280) | (686,453) |
| - | - | 50,000 | 2,040,000 | - | - | - | - | 50,000 | 5,000,000 |
| - | - | - | - | - | - | - | - | - | 520,000 |
| - | - | - | 27,512 | - | - | - | - | - | 67,701 |
| (350,000) | (500,000) | - | - | (60,000) | (60,000) | (30,000) | (30,000) | (440,000) | (668,000) |
| (5,470,000) | (936,689) | - | - | - | - | - | - | (5,470,000) | (936,689) |
| (4,120,636) | (4,120,636) | - | - | - | - | - | - | (4,720,303) | (4,165,961) |
| (9,940,636) | (5,557,325) | 50,000 | 2,067,512 | (60,000) | (60,000) | (30,000) | (30,000) | (10,580,303) | (182,949) |
| <u>\$ (5,385,636)</u> | <u>(362,132)</u> | <u>\$ (1,994,000)</u> | <u>23,406</u> | <u>\$ (913,200)</u> | <u>247,462</u> | <u>\$ (39,850)</u> | <u>15,506</u> | <u>\$ (12,642,583)</u> | <u>(869,402)</u> |
| | <u>5,624,676</u> | | <u>(29,415)</u> | | <u>(84)</u> | | <u>417,260</u> | | <u>6,869,481</u> |
| | <u>\$ 5,262,544</u> | | <u>\$ (6,009)</u> | | <u>\$ 247,378</u> | | <u>\$ 432,766</u> | | <u>\$ 6,000,079</u> |

(See independent auditor's report.)

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SIKICH.COM

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
STATE OF ILLINOIS PUBLIC ACT 85-1142**

The Honorable Mayor
Members of the City Council
City of Evanston, Illinois

We have examined management's assertion that the City of Evanston, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2017. As discussed in that representation letter, management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with statutory requirements.

In our opinion, management's assertion that the City of Evanston, Illinois, complied with the aforementioned requirements for the year ended December 31, 2017, is fairly stated in all material respects.

This report is intended solely for the information and use of the City Council, management, the joint review board, the Illinois State Comptroller, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

Sikich LLP

Naperville, Illinois
June 22, 2018