

Name of Municipality:	<u>Evanston</u>	Reporting Fiscal Year:	<u>2017</u>
County:	<u>Cook</u>	Fiscal Year End:	<u>12/ 31 /2017</u>
Unit Code:	<u>016/175/30</u>		

First Name: Hitesh	Last Name: Desai
Address: 2100 Ridge Avenue	Title: Chief Financial Officer
Telephone: 847/448-4311	City: Evanston Zip: 60201-2796
E-mail: required	hdesai@cityofevanston.org

I attest to the best of my knowledge, that this FY 2017 report of the redevelopment project area(s)
 In the City/Village of: **Evanston**
 is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and
 Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

[Signature]

6/27/18

Written signature of TIF Administrator

Date _____

FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

*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 [85 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.]

FY 2017

Name of Redevelopment Project Area (below):

Washinton National TIF District -TIF4

Primary Use of Redevelopment Project Area*: Dsitric Central Business

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

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 ☒ **Industrial Jobs Recovery Law**

	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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [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	X	
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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	X	
An 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 attachment I is yes, Analysis MUST be attached and labeled Attachment J	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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 taxes 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, 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 labeled Attachment L		X
A list of all intergovernmental agreements in effect 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, not actual agreements labeled Attachment M	X	

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:

Washington National TIF District No. 4

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 5,624,676

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	\$ 5,249,949	\$ 56,569,176	47%
State Sales Tax Increment		\$ -	0%
Local Sales Tax Increment		\$ 158,121	0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 45,923	\$ 2,841,685	2%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 52,061,429	43%
Transfers from Municipal Sources		\$ 9,173,856	8%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 5,347	0%

All Amount Deposited in Special Tax Allocation by source

\$ 5,295,872

Cumulative Total Revenues/Cash Receipts

\$ 120,809,614 100%

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

\$ 5,658,004

Distribution of Surplus

Total Expenditures/Disbursements

\$ 5,658,004

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

\$ (362,132)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 5,262,544

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

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
8. Cost of job training and retraining projects.		\$ -
9. Financing costs.		\$ -
	5,557,325	
10. Capital costs.		\$ 5,557,325
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		\$ -
		\$ -

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 5,658,004

Section 3.2 B

FY 2017

TIF NAME:

Washington National TIF District No. 4

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2017

TIF NAME:

Washington National TIF District No. 4

FUND BALANCE BY SOURCE

\$ 5,262,544

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Bonds Series 2008B	\$ 27,755,000	\$ 2,997,619
Bonds Series 2008 D	\$ 2,628,099	
Note:Series1997 refunded in 2008		
Bonds Series 2011A	\$ 1,555,000	
portion allocated to TIF included above		
Bonds Series 2013B Bonds (refunded Sereis2005Bonds)	\$ 28,875,000	

Total Amount Designated for Obligations

\$ 60,813,099 \$ 2,997,619

2. Description of Project Costs to be Paid

Redevelopment Project Cost Reimbursements		\$ 6,000,000

Total Amount Designated for Project Costs

\$ 6,000,000

TOTAL AMOUNT DESIGNATED

\$ 8,997,619

SURPLUS/(DEFICIT)

\$ (3,735,075)

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:

Washington National TIF District No. 4

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)

PAGE 1

FY 2017

TIF Name:

Washington National TIF District No. 4

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)	\$ 661,975	\$ -	\$ 661,975
Public Investment Undertaken	\$ 166,975	\$ -	\$ 166,975
Ratio of Private/Public Investment	3 27/28		3 27/28

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1 Music Institute

Private Investment Undertaken (See Instructions)	\$ 660,000		\$ 660,000
Public Investment Undertaken	\$ 165,000		\$ 165,000
Ratio of Private/Public Investment	4		4

Project 2 KOI Façade

Private Investment Undertaken (See Instructions)	\$ 1,975		\$ 1,975
Public Investment Undertaken	\$ 1,975		\$ 1,975
Ratio of Private/Public Investment	1		1

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2017

TIF NAME: Washington National TIF District No. 4

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

Reporting Fiscal Year

designated

Base EAV

EAV

1994	\$	25,727,379	\$	85,588,540
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List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

X Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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

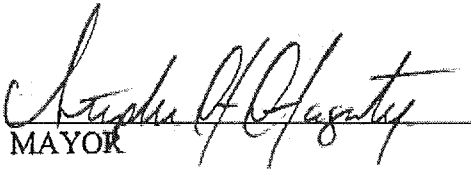
Provide a general description of the redevelopment project area using only major boundaries:

--

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

Re: Washington National 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

6/28/18
DATE

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

RE: Attorney Review City of Evanston Washington National 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 Period beginning January 1, 2017 and ending December 31, 2017 to the best of my knowledge and belief.

Sincerely,

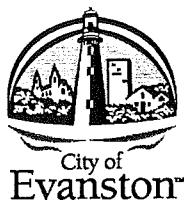
Michelle L. Masonrup
Corporation Counsel

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 continued to review studies and/or projects related to area redevelopment including:

Marketing and professional fees
Various capital/public improvements
Performance of past projects



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 Nonmajor Governmental Funds
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	
\$ -	\$ -	\$ -	\$ 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
-	247,378	432,766	6,003,881	-	-	-	-	1,646,715
-	-	-	-	-	-	-	-	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

Debt Service				Capital Projects				Total Nonmajor Governmental Funds
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	
\$ 48,001	\$ 583,827	\$ 43,503	\$ 6,215,955	\$ -	\$ -	\$ -	\$ -	\$ 8,546,975
-	-	-	-	-	260,307	-	260,307	260,307
-	-	-	-	530,812	-	-	530,812	4,602,495
-	-	-	-	33,339	-	-	33,339	33,339
1	21	3,898	51,194	56,607	7,911	-	64,518	159,440
-	-	-	-	412,945	-	-	412,945	1,737,945
-	32,000	12,339	44,339	5,174	-	-	5,174	164,040
48,002	615,848	59,740	6,311,488	1,038,877	268,218	-	1,307,095	15,504,541
-	-	-	-	298,237	6,307	-	304,544	1,214,019
-	-	-	-	9,064	-	-	9,064	902,853
-	-	-	-	-	-	1,008,651	1,008,651	1,008,651
-	307,391	2,007	1,805,111	-	-	-	-	4,689,058
-	-	-	-	14,953,180	-	-	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	27,960,591
(2,044,106)	307,462	45,506	(686,453)	(14,221,604)	261,911	(1,008,651)	(14,968,344)	(12,456,050)
2,040,000	-	-	5,000,000	10,730,000	-	900,000	11,630,000	16,630,000
-	-	-	520,000	-	-	-	-	520,000
27,512	-	-	67,701	457,736	-	-	457,736	525,437
-	-	-	-	1,436,689	-	649,512	2,086,201	2,086,201
-	(60,000)	(30,000)	(5,770,650)	(1,149,512)	(263,427)	-	(1,412,939)	(12,221,894)
2,067,512	(60,000)	(30,000)	(182,949)	11,474,913	(263,427)	1,549,512	12,760,998	7,539,744
23,406	247,462	15,506	(869,402)	(2,746,691)	(1,516)	540,861	(2,207,346)	(4,916,306)
(29,415)	(84)	417,260	6,869,481	11,505,164	2,999,216	-	14,504,380	28,189,445
\$ (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	-	75,439	220,500	215,267	-	1,320
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	3,640,000	3,669,512	290,730	213,354	-	599,668
Excess (Deficiency) of Revenues Over Expenditures	(3,640,000)	(3,594,073)	(70,230)	1,913	-	(598,348)
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)	-	3,520,189	-	(78,000)	(599,667)	(45,325)
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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**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