

# EVANSTON

## 2020 Joint Review Board Report

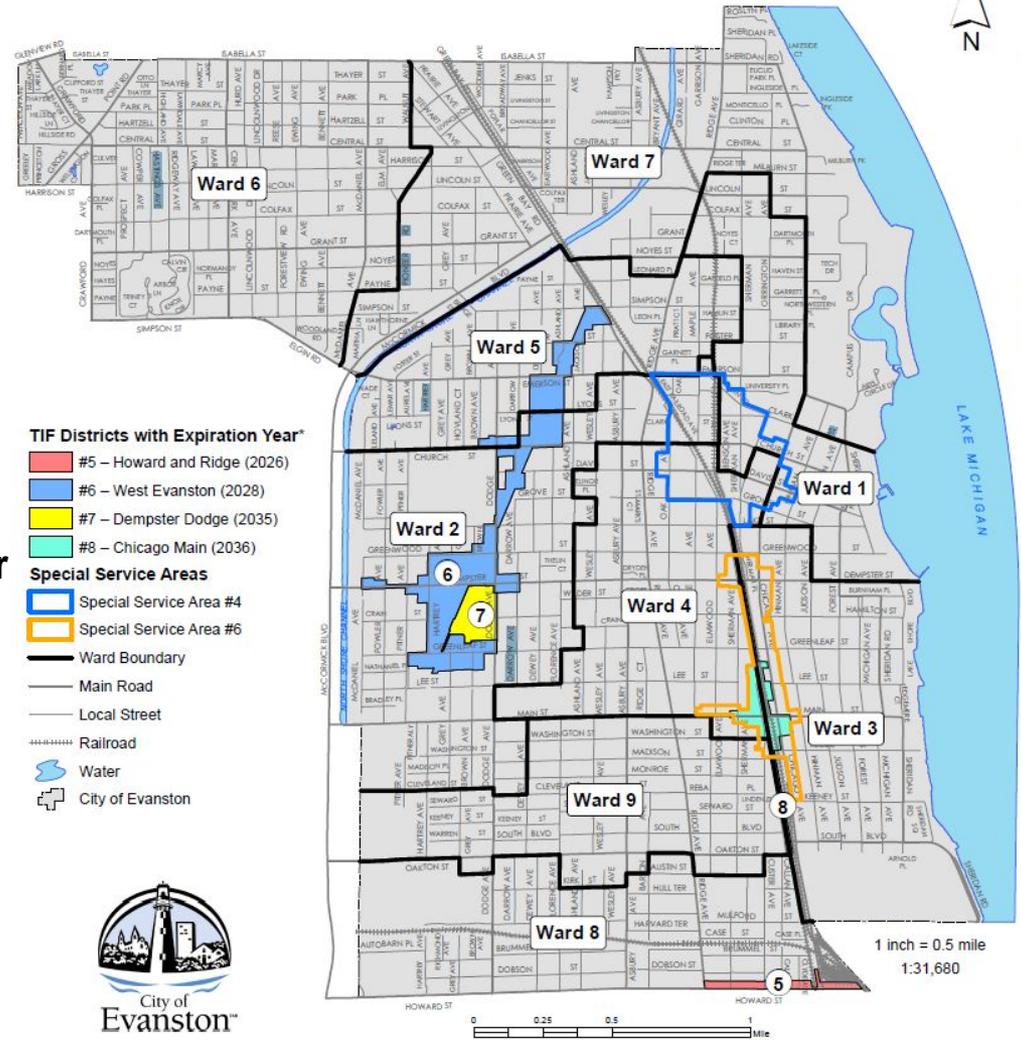
Hitesh Desai, Chief Financial Officer

Paul Zalmezak, Economic Development Manager

Economic Development Team

Paulina Martinez

Katie Boden



December 10, 2020



# JOINT REVIEW BOARD REPORT

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

# HOWARD/RIDGE



Established: 2003  
Initial EAV: \$5,978,279  
Expiration: 2027  
2019 EAV: \$26,788,194

# HOWARD/RIDGE

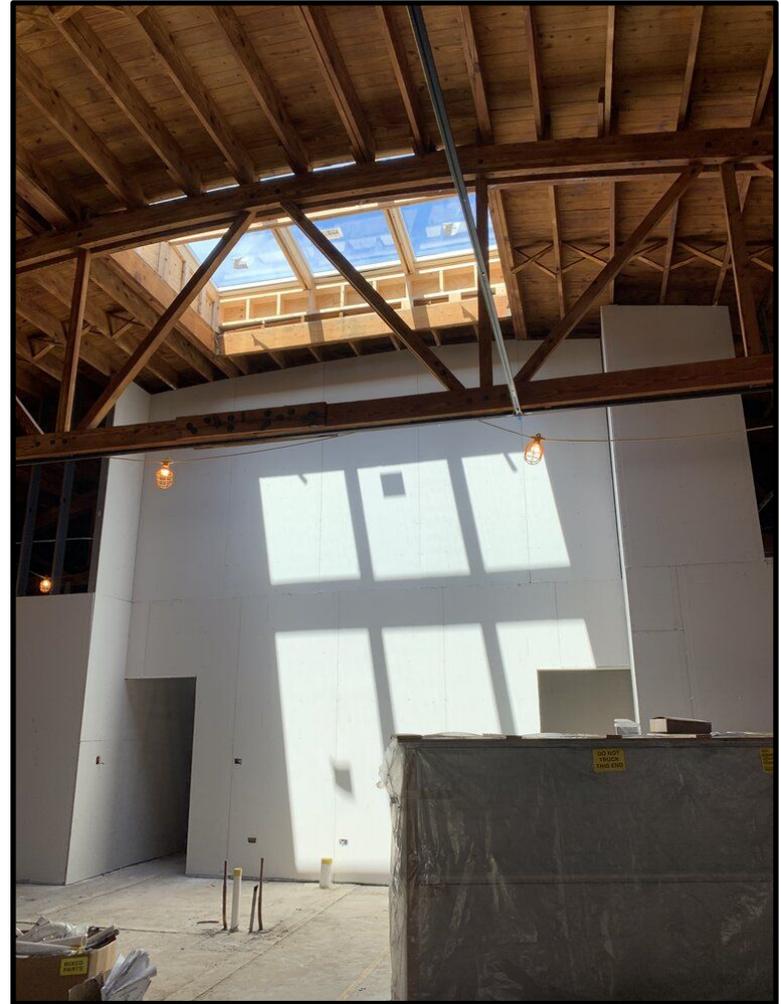


- Four-story, **73,017-square-foot building** located next to the existing CJE SeniorLife Adult Day Services center.
- 1015 Howard LP, a partnership that includes CJE SeniorLife, Evergreen and U.S. Bancorp Community Development Corp.
- Development costs are estimated at **\$25 million**.

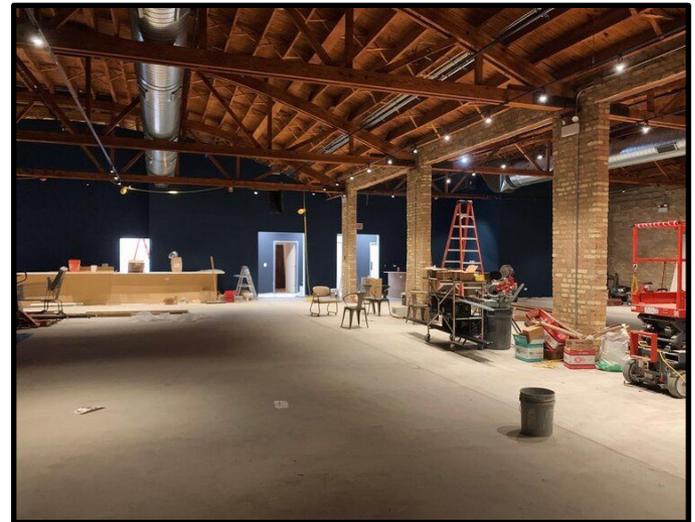
# HOWARD/RIDGE



# HOWARD/RIDGE



# HOWARD/RIDGE





# WEST EVANSTON



City of  
**Evanston™**

Economic Development and Administrative Services Divisions

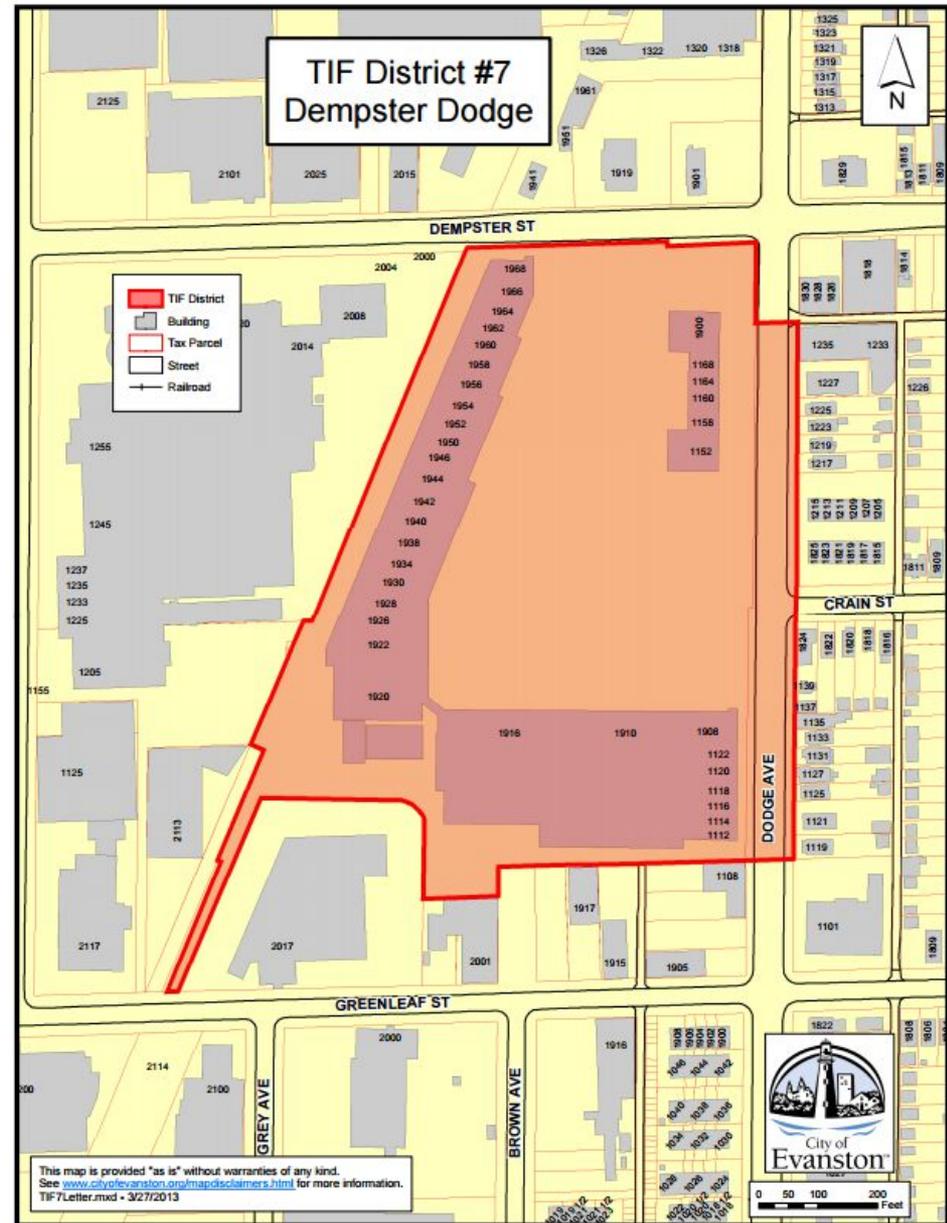
# DEMPSTER DODGE

Established: 2012

Initial EAV: \$10,816,879

Expiration: 2036

2019 EAV: \$12,936,437



# DEMPSTER DODGE



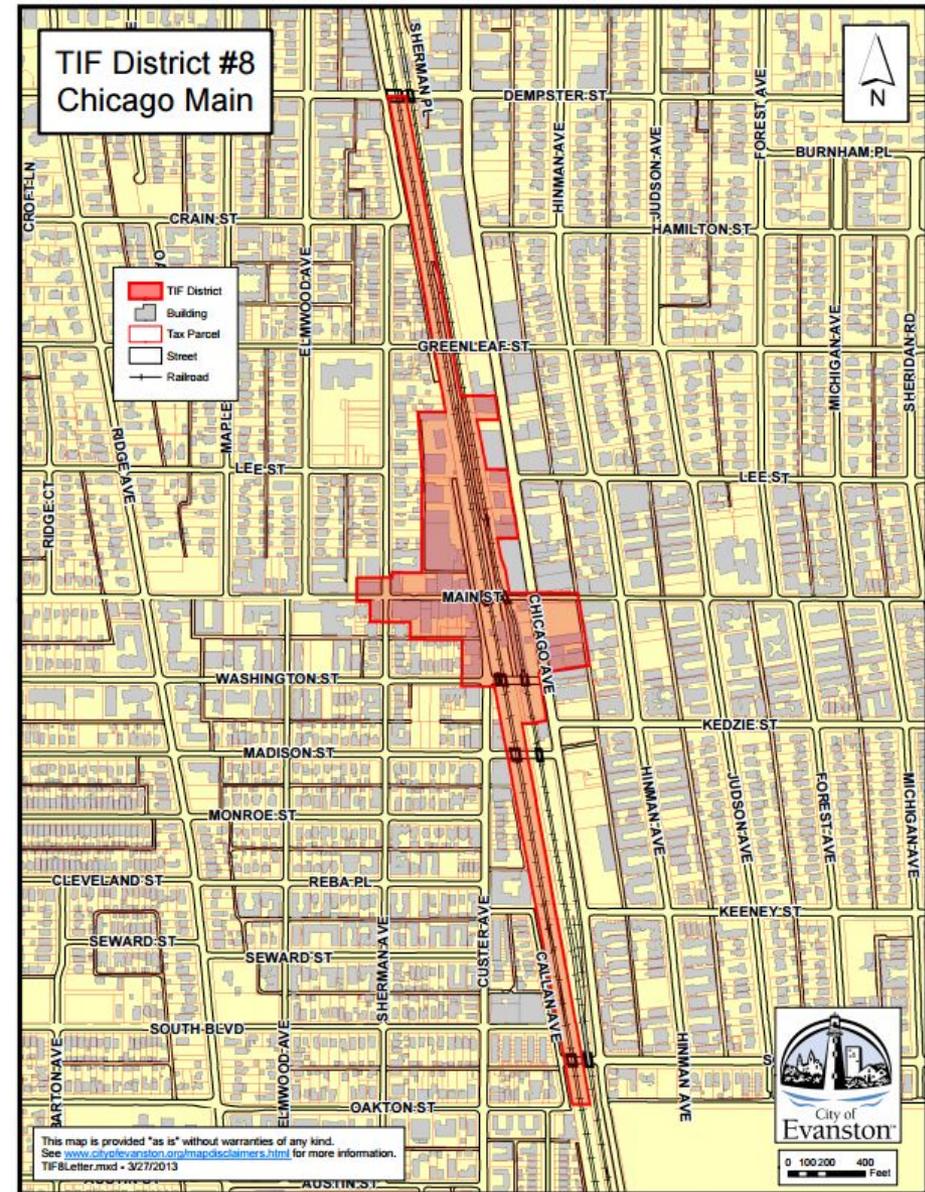
# CHICAGO MAIN

Established: 2013

Initial EAV: \$11,489,119

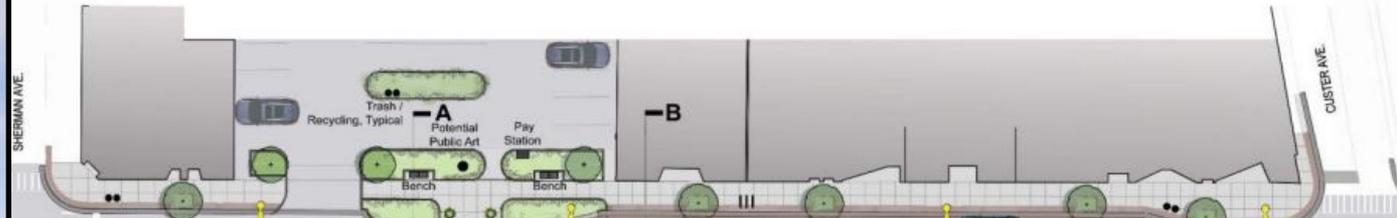
Expiration: 2037

2019 EAV: \$25,466,455





NORTH ELEVATION



# CHICAGO MAIN

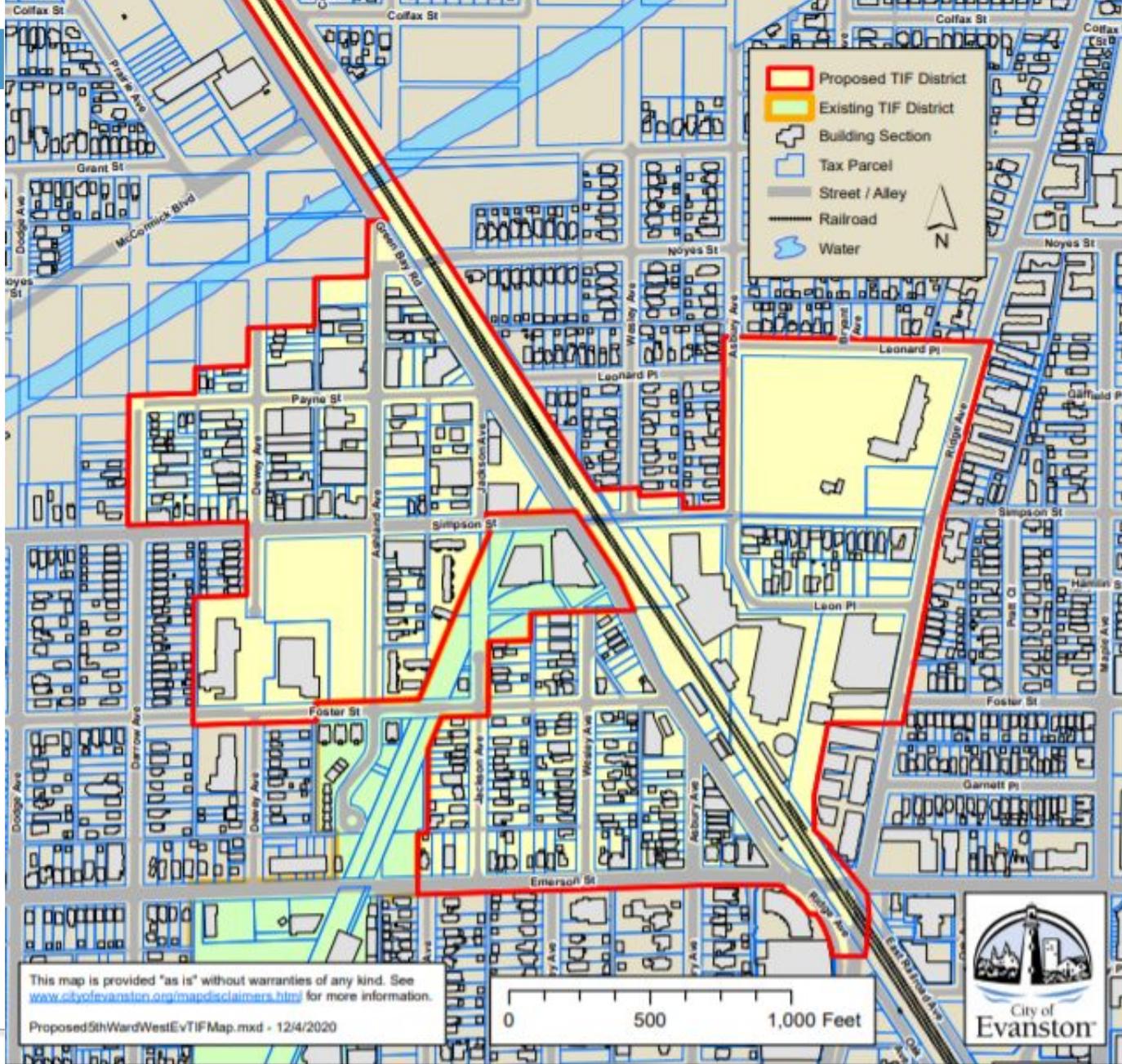


Vogue Fabrics building  
5-story mixed use building with 3,779 sq. ft. of commercial retail space, enclosed parking, and 120 dwelling units.

# TIF SUMMARY

TIF Agency	TIF Name	TIF Total EAV 2019	TIF Total Frozen EAV	TIF Incremental EAV	Debt As of 12/31/19
030380504	TIF CITY OF EVANSTON-AREA 5 ( Howard Ridge)	26,788,194	11,416,635	15,371,559	3,570,000
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	59,261,842	37,477,570	21,784,272	-
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	25,466,455	11,489,118	13,977,337	2,960,000
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	12,936,437	10,816,879	2,119,558	2,040,000
	<b>TOTAL</b>	<b>124,452,928</b>	<b>71,200,202</b>	<b>53,252,726</b>	<b>8,570,000</b>
TIF Agency	TIF Name	TIF Revenues FY 2019	TIF Revenues YTD FY 2020	Fund Balance 12/31/19	Cash Balance 12/31/19
030380504	TIF CITY OF EVANSTON-AREA 5 ( Howard Ridge)	680,510	1,194,802	2,124,765	1,646,152
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	710,020	1,675,550	710,476	710,476
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	603,848	1,141,644	686,753	686,753
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	122,797	170,331	107,803	107,803
	<b>TOTAL</b>	<b>2,117,175</b>	<b>4,182,327</b>	<b>3,629,797</b>	<b>3,151,184</b>

N



City of  
**Evanston™**

Economic Development and Administrative Services Divisions

# QUESTIONS?