



AGENDA
Joint Review Board
December 13, 2021
11:00 a.m.

Pursuant to 5 ILCS 120/7(2), Joint Review Board members and City staff will be participating in this meeting remotely. It has been determined that in-person meetings of the City's Boards, Commissions, and Committees are not practical or prudent due to the ongoing coronavirus pandemic. Accordingly, the Joint Review Board may be convened, and members may attend by means other than physical presence consistent with 5 ILCS 120/7.

Those wishing to make public comments at the Joint Review Board meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the Joint Review Board online comment form available by clicking [here](#).

Community members may watch the Joint Review Board meeting online through the Zoom platform:

Join Zoom Meeting

<https://us06web.zoom.us/j/87419257426?pwd=MUFjQjU0c29kQk1yYkxkUmt5REZKUT09>

Meeting ID: 874 1925 7426

Passcode: 986328

Dial by your location +1 312 626 6799 US (Chicago)

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(I) CALL TO ORDER/DECLARATION OF A QUORUM

(II) APPROVAL OF MINUTES OF REGULAR MEETING

- A. **Approval of Meeting Minutes from 12/10/2020** 3 - 7
[JRB Draft Meeting Minutes 12.10.2020](#)
- B. **Approval of Meeting Minutes from 6/3/2021** 8 - 14
[JRB Meeting Minutes 6.3.21 - DRAFT](#)

(III) PUBLIC COMMENT

(IV) REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020

- A. **HOWARD RIDGE TIF DISTRICT 5** 15 - 27
[Howard Ridge TIF District 5 FY2020](#)
- B. **WEST EVANSTON TIF DISTRICT** 28 - 40
[West Evanston TIF District 6 FY2020](#)
- C. **DEMPSTER/DODGE TIF DISTRICT 7** 41 - 53
[Dempster Dodge TIF District FY2020](#)
- D. **CHICAGO/MAIN TIF DISTRICT 8** 54 - 66
[Chicago Main TIF District 8 FY2020](#)

(V) BOARD DISCUSSION

(VI) ADJOURNMENT

Order of Agenda Items is subject to change. Information about the Joint Review Board is available at <http://www.cityofevanston.org/government/boards-commissions>. Questions can be directed to Hitesh Desai at 847.866.2934. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the City Manager's Office 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).

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**JOINT REVIEW BOARD MINUTES
DECEMBER 10, 2020 10:00 A.M.**

Members Present: Mohammed Elahi, Raphael Obafemi, Mary Rodino, Katherine Gotsick, Andy Williams

Staff Present: Paul Zalmezak, Katie Boden, Hitesh Desai

1. CALL TO ORDER/DECLARATION OF A QUORUM

Meeting was called to order at 10:07 a.m.

Mr. Paul Zalmezak asked for a motion to suspend the rules to hold the meeting virtually.

Mary Rodino moved approval. Mohammed Elahi seconded the motion. Motion passed unanimously.

**2. APPROVAL OF JOINT REVIEW BOARD MEETING MINUTES OF
DECEMBER 13, 2019**

As a point of discussion, Mary Rodino noted approval still needed for the September 25, 2019 minutes. She moved approval of both minutes with noted corrections. Raphael Obafemi seconded. Motion passed unanimously.

**3. REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR JANUARY 1, 2019
THROUGH DECEMBER 31, 2019**

Bob Rychlicki, consultant at Kane McKenna, gave a brief overview of the annual TIF reports. He explained each report has three components, including certifications of legal, accounting, and administrative compliance; recap of redevelopment activities; and a recap of the financials.

Hitesh Desai provided an overview of TIF finances and economic updates for each district.

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

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The TIF was established in 2003 and due to expire in 2027. Base EAV of the TIF was \$5,978,279 and 2019 EAV is \$26,788,194. The EAV was frozen at 11,416,635 so the increment is \$15,371,559. As of 12/31/19 the debt was \$3,570,000.

Mr. Zalmezak explained the expansion in 2019 that incorporated the new Evergreen project and some underutilized parcels. There are additional opportunities including a restaurant and parking lot. On the east end of TIF is the 415 Howard project and Harrington Brown, which acquired land for a mixed-use space with residential and traditional retail. The gas station was recently renovated and the former Dairy Queen was deconstructed by Evanston Rebuilding Warehouse.

The former Sherman Williams building is being converted into an event space, a good example of what vacant storefronts should look like. New ownership installed skylights and exposed the woodwork. No similar venues in Evanston.

Mr. Obafemi asked whether lasting effects were expected on east Howard due to the pandemic and increased vacancies. Mr. Zalmezak mentioned that the bookstore Frontline North was reopening, but keeping an eye on Howard street businesses and making sure resources are available. Estacion, a new Mexican restaurant, is opening in city-owned property at 633 Howard.

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

The total EAV is \$59,261,842. The EAV was frozen at \$37,477,570 so increment is \$21,784,272. It was established in 2005 and due to expire in 2029.

Mr. Zalmezak highlighted a project at 1805 Church, formerly a gas station, with residential just north of the property. Property is ready for redevelopment. An RFQ was issued just prior to the pandemic. The City received two proposals from companies who had previously proposed redevelopment on this site, HODC and Mt. Pisgah Church. City staff selected HODC, but reevaluated after community input and now two entities are forming a partnership to redevelop the site. Zoning review likely to be done in the next 6 months or so.

Ms. Rodino inquired about TIF boundaries. Mr. Zalmezak clarified boundaries.

Mr. Zalmezak reviewed previous projects within the TIF and mentioned some development opportunities, including Tape Coat. Complaints were filed about the business with EPA and Cook County about the smell. There was a proposal a year and a half ago to redevelop it into residential.

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Ms. Rodino said they are interested in the area. Mr. Zalmezak suggested meeting to discuss further opportunities.

Ms. Rodino expressed concerns over the area where Davis Street dead ends and students are crossing under a cut chain link fence and over the hill. She said addressing this issue could be a good use of TIF funds. Mr. Zalmezak mentioned a potential pedestrian/vehicular path there. Privately owned property but urgently needs to be addressed when kids come back to school.

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

2019 EAV is \$12,939,437. The TIF was frozen at \$10,816,879 so increment is \$2,119,558. The fund balance is \$107,803.

Mr. Obafemi inquired about plans for the Dempster/Dodge area. Mr. Zalmezak explained the TIF was implemented for a single purpose, to redevelop the shopping center when the anchor tenant, Dominicks, closed. Valli Produce bought the entire shopping center and it is now at a 95% occupancy rate. This is more of a neighborhood shopping center rather than a regional center.

Two of the larger tenants, Kids Empire and Blink Fitness, opened during and right before pandemic respectively. There were no closures in this center in 2020. Valli ownership has listed the shopping center for sale for \$39 million with plans to sell if an appropriate buyer is found, but lease space to continue operating Valli Produce. They still plan to serve the community.

Mr. Obafemi noted the unfortunate timing of sale and inquired about the original sale price. Mr. Zalmezak responded he thinks approximately \$16 million.

Mr. Obafemi expressed concern over the lack of growth. Mr. Rychlicki explained the TIF was set up to capture the lowest base EAV, around \$10 million, but then EAV fell to \$7 or 8 million and why the increment seems so low. If sale goes through, it might generate a boost in the EAV.

Mr. Zalmezak confirmed the shopping center was purchased by Valli for \$16 million. Previously acquired from Bank of America out of receivership for \$8 million.

Ms. Rodino expressed concerns that Valli is trying to sell the center since they made substantial improvements and would like to see new owners continue the upkeep. Plaza frequented by ETHS students and staff so appreciates the diversity at the plaza. She commented the plaza is a vital part of the neighborhood and ETHS community.

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She would like to see the center continue to succeed and the interests of the community protected.

Mr. Zalmezak stated Valli ownership stressed they plan to maintain a strong presence with their store and potentially strengthen their overall operations if able to free up some resources. They have been a good community partner.

Mr. Zalmezak commented that if retail continues to decline there are still opportunities for redevelopment with potential for residential or mixed-use. There are still 16 years left in the TIF.

Mr. Rychlicki mentioned that the value of the center depends on having a good operation at site.

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

2019 EAV is \$25,466,455, the initial EAV was \$11,489,119 so increment is \$13,977,336. TIF due to expire in 2037.

Building at Main & Chicago is almost completely occupied and generates a high amount of tax revenue for the City. It also offers a nice alternative to single family housing. Retail has been struggling. Infrastructure improvements on Main Street are set to start next spring. Vogue Fabric is closing their Main St. location to consolidate operations. A redevelopment proposal recently approved by Plan Commission for the site includes a five-story mixed-use building and will be an anchor to the west end of Main Street, which has struggled in comparison to the east side. There will be affordable units on site. A pathway takes you to parking in the back, which will open up a small city-owned parking lot for redevelopment.

Mr. Zalmezak provided an overview of redevelopment plans of this project. There is also a proposed townhouse development behind the post office. No TIF money involved. The project is currently on hold.

Katherine Gotsick mentioned businesses are extremely vulnerable right now and these projects are of great concern. 10 businesses have closed or moved out of the district since the pandemic but an equal number have opened. Won't see the largest movement of businesses until relief resources are exhausted.

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4. BOARD DISCUSSION

Mr. Zalmezak discussed the creation of a new west Evanston TIF study area. The focus is on equity and economic well-being. This would be a tool to fund affordable housing. There are redevelopment opportunities with the potential sale of the Civic Center, which is not currently generating any tax revenue. Increment could help fund affordable housing and workforce development projects. It could also be used in conjunction with Reparations to fund home improvement.

Mr. Obafemi asked whether Foster Field would be included. Mr. Zalmezak confirmed that it would and mentioned that Kane McKenna is working on a study due at the end of January, which will include boundaries.

The area is not currently generating much revenue, but potential to generate revenue with development of Civic Center and other properties. Would closely examine the impacts to the school district. TIF could also be used to fund bridge/viaduct improvements.

Ms. Rodino expressed concerns about the Civic Center being included in the TIF. She also inquired about the responsibility of Union Pacific for the bridge. She welcomes a discussion with other taxing bodies as soon as possible prior to City Council to learn a little more.

Mr. Zalmezak mentioned that those issues will be part of the upcoming coordination meeting with the City Manager.

5. ADJOURNMENT

Mr. Zalmezak asked for a motion of adjournment.

Mr. Elahi moved, Ms. Rodino seconded. Motion carried unanimously.

Meeting adjourned at 11:42 a.m.



**JOINT REVIEW BOARD MINUTES
JUNE 3, 2021 10:00 A.M.**

Members Present: Mohammed Elahi (Cook County Planning & Development), Raphael Obafemi (CFO District 65), Mary Rodino (CFO District 202), Jeffrey Gossrow (Oakton Community College), Linnea Latimer

Staff Present: Paul Zalmezak, Katie Boden

I. Call to Order (City)

Meeting called to order at 10:05 a.m.

II. Introduction of Representatives

Mr. Zalmezak asked the Joint Review Board (JRB) members to introduce themselves.

III. Selection of Public Member

Mr. Zalmezak moved to nominate Ms. Linnea Latimer as the public member of the Joint Review Board. Ms. Rodino seconded.

Councilmember Kelly inquired about the process of selecting the public member. Mr. Zalmezak explained there is no formal process and explained Ms. Latimer was selected as she had participated in the public meetings previously.

Ms. Latimer introduced herself as a lifelong Evanstonian living in the 5th Ward. She currently works as systems analyst for Northwestern University and serves as a community advocate. Councilmember Kelly asked when Ms. Latimer moved to 5th Ward. Ms. Latimer replied she was born and raised in the 5th Ward, moved out for a year and came back in early 2021.

Councilmember Reid asked for clarification of whether the public member had to live within the ward or TIF district boundary. Mr. Phil McKenna explained the TIF Act requires a best effort to find someone within the district. Mr. Zalmezak confirmed that Ms. Latimer lived within the TIF district.

Mr. Zalmezak suggested developing a more formalized process for selecting a public member.

A vote was called and the motion passed unanimously.

IV. Selection of Chairperson

Mr. Elahi nominated Mr. Zalmezak to serve as the chair. Ms. Rodino seconded. Motion passed unanimously.

V. Review of Joint Review Board Procedures and Duties

Mr. McKenna explained the makeup of the JRB, and the process of considering and voting on the approval of the TIF district based on TIF qualifications laid out in the redevelopment plan. No quorum is needed, meetings can take place with only one member. The timing requires a meeting to take place before the public hearing. If there is a positive recommendation from JRB, it goes to the City Council. If the recommendation is negative then it calls for a 30-day deliberation period and requires a $\frac{2}{3}$ vote.

The JRB needs to meet annually to review statutes and annual reports.

Mr. Zalmezak mentioned the annual meeting is typically held in December. Ms. Rodino asked about sending out a doodle poll to members to help scheduling.

VI. TIF Plan and TIF Eligibility Criteria - Review

Mr. Zalmezak provided some background and overview of the proposed TIF District, including its location, which has been home to Evanston's African-American business and residential community. There are several commercial corridors including on Church St., Emerson St., Simpson St., and Green Bay Rd.

Minimal opportunities for redevelopment since the area is land locked and fully developed. Need to find ways to help make improvements and focus on black entrepreneurship and historic challenges. The plan is to use the TIF as a tool to implement ideas from the community.

The comprehensive plan requires focus of development within low and moderate income neighborhoods.

Councilmember Kelly asked if this TIF was considered the west side. Mr. Zalmezak affirmed, but added there are many unique and diverse areas within the west side of Evanston. Generally

speaking Evanston's west side is west of tracks bound by Church St. and Emerson St. and Green Bay Rd. to the canal.

Mr. Zalmezak reviewed the project area and map. The TIF is primarily located in the 5th Ward, but extends a little farther. The main focus area is on the west end of the 5th Ward. The map shows all parcels included in TIF were it to pass. It includes the railroad parcel that extends a mile long, but cannot split parcels so it is all included. No plan to do any investment there.

The Civic Center is included in the proposed TIF. If redeveloped, it will begin generating tax revenue for the City. Mr. Zalmezak explained how the tax increase can be used to help redevelop other parcels within the TIF boundaries. Today Civic Center generates zero revenue, but if sold and redeveloped, money would come back to the area. The City Council and the community are going to start a public process on what the future of that property will be. Ingram Park or garden is not included in redevelopment of Civic Center.

No redevelopment is planned for the housing on the south end of Simpson. They are included because all parcels have to be contiguous and want to include the University building on Ridge, which could potentially be redeveloped in the future.

There is currently a project at the corner of Ridge and Green Bay and would like to capture the increment to fund programs for 5th ward. 50% of construction costs of affordable housing can be covered by TIF funds. Foster School and Family Focus could also be potential opportunities for improvements funded by the TIF.

Ms. Rodino asked about the area around Green Bay and Simpson by the Storage facility, and why it was left out of the TIF boundary. Mr. Zalmezak explained that those parcels were located in the adjacent existing West Evanston TIF.

Ms. Mary Rosinski asked why the boundary doesn't go further south on the railroad track. Mr. Zalmezak explained that was how the parcels were drawn. Ms. Rosinski asked if the TIF funds could be used for improvements on the south end of tracks. Mr. Zalmezak responded that TIF funds can only be used within their boundaries, with some few exceptions.

Ms. Rosinski asked whether additional buildings would be included in the future. Mr. Zalmezak responded he would not recommend doing a TIF district along Central Street. Ms. Rosinski expressed concern over Northwestern University property being included. Mr. Zalmezak replied there may be potential future opportunities in the long term.

Evanston resident Lynda Crawford inquired about the outcomes the City hopes to achieve with the TIF and whether the housing that was included is in need of repair.

Mr. Zalmezak emphasized the focus of the TIF is to invest in black business district and infrastructure improvements, as well as provide a tool that could leverage reparations and additional rescue dollars.

He further explained there could be opportunities to port money between this TIF and the adjacent West Evanston TIF to build affordable housing and fund infrastructure improvements. An overview was provided of possible projects for Civic Center properties, Foster Field and Fleetwood Jourdain.

Ms. Crawford asked if this was based on needs assessment or is there data that suggests this is what the 5th ward needs. Mr. Zalmezak explained that staff is working from existing City plans and implementing some of the City Council goals including supporting minority businesses, building affordable housing, etc. The TIF is a tool to help fund these types of projects.

Councilmember Kelly noted the importance of outcomes and asked if there was a specified amount of affordable housing planned. Mr. Zalmezak responded that there is a draft budget and an upcoming public hearing which will address these issues in further detail.

Ms. Crawford asked whether the 5th ward is mostly African-American residents and stressed the importance of having a needs assessment. Mr. Zalmezak said it was historically the seat of Evanston's black business and community and suggested she stay involved in the public process.

Ms. Latimer commented there are a lot of needs for 5th ward including a grocery store, a library, school, coffee shop, etc. and asked if the TIF could support these types of projects. Mr. Zalmezak responded that the TIF can be used to convert old buildings to modern uses by offsetting some of the cost. TIF can be used for anything that is permanently fixed to building or workforce development. Ultimately, the market will dictate what businesses locate there, but the TIF could help with business development and workforce development.

Marsha Cole, 5th ward resident, commented she is not aware of commercial buildings owned by African Americans and does not see people of color doing construction. No property available to be purchased and developed, and no workforce development programs or trades programs in place.

Mr. Zalmezak responded that these concerns will be addressed by Councilmembers during the upcoming public meetings and planning process.

Ms. Nina Coppola, representative for Kane McKenna, emphasized the purpose of the meeting is to determine whether the JRB members agree the area meets criteria for qualifying as TIF.

Ms. Coppola presented an overview of the TIF approval process for consideration.

Project area has to meet five factors for inclusion.

- Area/size
- Conformance with City's Comprehensive Plan
- Dedevlopment not reasonably expected to occur without focus and resources of TIF
- Conservation area (meet 3 of 13 factors)
- More than 50% of buildings are 35 years or older

Reviewed list of qualification factors and which were identified:

- Obsolescence
- Deterioration
- Inadequate utilities
- Excessive lot coverage
- Lack of community planning
- Lagging EAV

Reviewed key elements of TIF Plan:

- Proposed Land Uses - commercial, light industrial, residential, mixed-use, institutional and recreational
- Proposed TIF Budget - \$89,250,000 (max amount)
- Base EAV (2019) - \$34,446,678 but will be updated for 2020 in final plan
- Projected EAV - Upon completion of redevelopment activities over 23 years, estimated \$85,000,000 - \$100,000,000 based on assumption of projects, market factors, and assumed redevelopment costs

Reviewed next steps:

- Public Hearing on July 12, 2021
- City elected officials review public input
- Introduction of TIF ordinances
- TIF designation ordinances may be introduced 14 to 90 days after public hearing
- If TIF ordinances are approved they are then filed with County Clerk

Ms. Rodino asked for the presentation slides.

Ms. Coppola stressed that the amount listed in each budget item can be moved around and will not be spent unless needed.

VII. Review of Draft TIF Ordinances

Ms. Coppola noted that these are available for the JRB members to review.

VIII. Questions/Comments (Chairperson)

Mr. Zalmezak commented this is more a technical presentation for JRB members, but there will be time for longer community planning conversations.

Ms. Darlene Cannon expanded on earlier expressed needs for a grocery store and laundromat. Does not want to see gentrification and displacement and wants to know what plans are in place for the current residents.

Ms Rosinski commented that a TIF affects all households and that all should be invited to participate in these meetings.

Mr. Zalmezak responded that the City complies with state requirements to notice local residents but also is open to City-wide participation during the upcoming public hearings and City Council meetings.

Ms. Rodino mentioned that the school districts are interested in continuing conversations regarding the future of the Civic Center. She is generally supportive of the TIF and surrounding neighborhoods, but has concerns about the Civic Center and the impact on the school districts.

Mr. Obafemi expressed similar concerns regarding the Civic Center property and wanted to ensure conversations continue over the proposed TIF plans for the future of the Civic Center. Mr. Zalmezak replied that these conversations would continue.

Councilmember Burns mentioned there are several old nonconforming properties including one on Dewey between Payne and Simpson, where there is no parking or dedicated garbage area. There is also poor ingress and egress for vehicular and pedestrian traffic throughout the area. Could use improvements on Church Street, including bike lanes. Several alleys don't have proper surfacing or drainage and need improvements. Also, incomplete sidewalks are an issue throughout the ward. Investments to improve the basic infrastructure in the 5th Ward is needed.

Councilmember Burns also mentioned a brownfield site that needs remediation. Aging commercial spaces could benefit from TIF money for rehab/redevelopment. TIF could also be used for a school, replacing landline water pipes, and workforce development programs. Foster School needs remediation. Developer showed interest in purchasing the property, but needs too much renovations. TIF can help with all these issues.

Councilmember Kelly thanked the meeting participants for their valuable input and embraced the community participation.

Mr. Zalmesak also expressed thanks for the community input and reiterated the purpose of this meeting is for JRB members to vote.

**IX. Consideration of Joint Review Board Recommendations to City Council
Regarding the Five-Fifths TIF Redevelopment Plan and Project (TIF District)
(Chairperson)**

Mr. Zalmesak moved approval. Ms. Rodino seconded.

Vote:

Rodino - Aye
Obafemi - Aye
Elahi - Absent
Gossrow - Aye
Latimer - Aye
Zalmesak - Aye

Motion carries.

X. Review of Timetable and Next Steps

Public hearing July 12, 2021. City officials will review input from public hearing then will go through a 90-day noticing period with implementation not occurring until September-October.

A document will be sent to all JRB members present for signature to affirm their vote.

XI. Adjournment

Zalmesak motioned adjournment. Ms. Rodino seconded. Meeting adjourned at 11:55 a.m.

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2020**

Name of Redevelopment Project Area (below): <p style="text-align: center;">Howard and Ridge -TIF District No. 5</p>	
<p style="text-align: center;">Primary Use of Redevelopment Project Area*: Mixed</p> <p style="font-size: small;">* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</p>	
<p style="text-align: center;">If "Combination/Mixed" List Component Types: Retail/Commercial</p>	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <p style="text-align: center;"> Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law </p>	

Please utilize the information below to properly label the Attachments.

	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 <u>submitted to</u> the municipality <u>by</u> 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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	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, then 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 the 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 2020

Howard and Ridge -TIF District No. 5

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,124,765

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	\$ 1,227,408	\$ 7,656,596	64%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 12,999	\$ 66,308	1%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 3,570,000	30%
Transfers from Municipal Sources	\$ -	\$ 282,307	2%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 20,632	\$ 390,035	3%

All Amount Deposited in Special Tax Allocation Fund \$ 1,261,039

Cumulative Total Revenues/Cash Receipts \$ 11,965,246 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,049,760

Transfers to Municipal Sources Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 1,049,760

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 211,279

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,336,044

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

Previous Year Explanation:

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 2020

TIF NAME:

Howard and Ridge -TIF District No. 5

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.		
Housing and Economic Development	735,740	
Transfer out	314,020	
		\$ 1,049,760
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 the construction of public works or improvements.		
		\$ -

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

FY 2020

TIF NAME:

Howard and Ridge -TIF District No. 5

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

X

Check here if 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

TIF Name: Howard and Ridge -TIF District No. 5

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 total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	8
---	---

LIST **ALL** 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)	\$ 782,500	\$ 675,000	\$ 12,757,500
Public Investment Undertaken	\$ 312,500	\$ -	\$ 3,722,446
Ratio of Private/Public Investment	2 1/2		3 41/96

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: 501 Howard

Private Investment Undertaken (See Instructions)			\$ 3,000,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2*: Ward Eight Wine Bar

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 100,000		\$ 100,000
Ratio of Private/Public Investment	0		0

Project 3*:607 Howard LOC

Private Investment Undertaken (See Instructions)	\$ 12,500		\$ 12,500
Public Investment Undertaken	\$ 12,500		\$ 12,500
Ratio of Private/Public Investment	1		1

Project 4*:Peckish Pig

Private Investment Undertaken (See Instructions)	\$ 770,000	\$ 675,000	\$ 1,445,000
Public Investment Undertaken	\$ 200,000		\$ 200,000
Ratio of Private/Public Investment	3 17/20		7 9/40

Project 5*: Theo Ubique Theatre

Private Investment Undertaken (See Instructions)			\$ 500,000
Public Investment Undertaken			\$ 1,400,000
Ratio of Private/Public Investment	0		5/14

Project 6*: Café Coralle

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			\$ 50,000
Ratio of Private/Public Investment	0		0

Project 7*:Evasnton Gateway

Private Investment Undertaken (See Instructions)			\$ 7,800,000
Public Investment Undertaken			\$ 1,959,946
Ratio of Private/Public Investment	0		3 48/49

Project 8*:

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

Project 9*:

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

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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

Project 16*:

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

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2020**

Name of Redevelopment Project Area (below):	
West Evanston -TIF District No. 6	
Primary Use of Redevelopment Project Area*: Mixed	
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types: Retail/Commercial	
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	

Please utilize the information below to properly label the Attachments.

	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 <u>submitted to</u> the municipality <u>by</u> 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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	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, then 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 the 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 2020

West Evanston -TIF District No. 6

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 710,476

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	\$ 1,697,958	\$ 4,416,681	85%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 6,071	\$ 32,897	1%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ 22,622	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 10,283	\$ 734,195	14%

All Amount Deposited in Special Tax Allocation Fund \$ 1,714,312

Cumulative Total Revenues/Cash Receipts \$ 5,206,395 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 630,157

Transfers to Municipal Sources Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 630,157

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,084,155

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,794,631

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

Previous Year Explanation:

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 2020

TIF NAME:

West Evanston -TIF District No. 6

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.		
Housing and Economic Development	495,157	
Transfers out	135,000	
		\$ 630,157
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 the construction of public works or improvements.		
		\$ -

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		\$ 630,157

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

FY 2020

TIF NAME:

West Evanston -TIF District No. 6

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

X

Check here if 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

TIF Name: West Evanston -TIF District No. 6

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 total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	8

LIST ALL 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)	\$ 13,732,000	\$ -	\$ -
Public Investment Undertaken	\$ 172,805	\$ -	\$ -
Ratio of Private/Public Investment	79 20/43		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: LSL Industries

Private Investment Undertaken (See Instructions)	\$ 1,100,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2*: Church Street Townhouses

Private Investment Undertaken (See Instructions)	\$ 7,000,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3*:Greenwood Loft

Private Investment Undertaken (See Instructions)	\$ 5,000,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4*:IRMCI Facade

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

Project 5*: Northshore Geenal Contractors Co-op

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

Project 6*: Emerson Square

Private Investment Undertaken (See Instructions)	\$ 19,000		
Public Investment Undertaken	\$ 9,805		
Ratio of Private/Public Investment	1 15/16		0

Project 7*:IMRCO

Private Investment Undertaken (See Instructions)	\$	363,000		
Public Investment Undertaken	\$	63,000		
Ratio of Private/Public Investment		5 16/21		0

Project 8*: Heartwood

Private Investment Undertaken (See Instructions)	\$	250,000		
Public Investment Undertaken	\$	100,000		
Ratio of Private/Public Investment		2 1/2		0

Project 9*:

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

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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

Project 16*:

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

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2020**

Name of Redevelopment Project Area (below): <p style="text-align: center;">Dempster Dodge-TIF District No. 7</p>	
<p style="text-align: center;">Primary Use of Redevelopment Project Area*: CBD</p>	
<p style="text-align: center;">* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</p>	
<p style="text-align: center;">If "Combination/Mixed" List Component Types:</p>	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <p style="text-align: center;"> Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law </p>	

Please utilize the information below to properly label the Attachments.

	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 <u>submitted to</u> the municipality <u>by</u> 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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	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, then 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 the 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 2020

Dempster Dodge-TIF District No. 7

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 107,803

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	\$ 170,306	\$ 478,031	18%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 796	\$ 2,901	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 2,040,000	77%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 100,000	\$ 127,512	5%

All Amount Deposited in Special Tax Allocation Fund \$ 271,102

Cumulative Total Revenues/Cash Receipts \$ 2,648,444 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 166,643

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 166,643

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 104,459

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 212,262

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

Previous Year Explanation:

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 2020

TIF NAME:

Dempster Dodge-TIF District No. 7

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.		
Housing and Economic Development	773	
transfer out	165,870	
		\$ 166,643
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 the construction of public works or improvements.		
		\$ -

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.		
Transfers out		
		\$ -
10. Capital costs.		
		\$ -
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 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2020

TIF NAME:

Dempster Dodge-TIF District No. 7

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

X

Check here if 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

TIF Name: Dempster Dodge-TIF District No. 7

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 total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	1

LIST ALL 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)	\$ -	\$ -	\$ 8,000,000
Public Investment Undertaken	\$ -	\$ -	\$ 2,000,000
Ratio of Private/Public Investment	0		4

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Vaile Produce

Private Investment Undertaken (See Instructions)			\$ 8,000,000
Public Investment Undertaken			\$ 2,000,000
Ratio of Private/Public Investment	0		4

Project 2*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

Project 7*:

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

Project 8*:

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

Project 9*:

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

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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

Project 16*:

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

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2020**

Name of Redevelopment Project Area (below):	
Chicago Main -TIF District No. 8	
Primary Use of Redevelopment Project Area*: CBD	
* 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	<u> X </u>
Industrial Jobs Recovery Law	

Please utilize the information below to properly label the Attachments.

	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 <u>submitted to</u> the municipality <u>by</u> 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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	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, then 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 the 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 2020

Chicago Main -TIF District No. 8

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 686,753

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	\$ 1,145,555	\$ 2,047,038	29%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 5,057	\$ 15,762	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 3,520,189	49%
Transfers from Municipal Sources	\$ -	\$ 1,580,000	22%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -		0%

All Amount Deposited in Special Tax Allocation Fund \$ 1,150,612

Cumulative Total Revenues/Cash Receipts \$ 7,162,989 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 512,694

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 512,694

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 637,918

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,324,671

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

Previous Year Explanation:

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 2020

TIF NAME:

Chicago Main -TIF District No. 8

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.		
Housing and Economic Development	252,084	
transfers out	260,610	
		\$ 512,694
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 the construction of public works or improvements.		
		\$ -

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.		
Transfers out		
		\$ -
10. Capital costs.		
		\$ -
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 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2020

TIF NAME:

Chicago Main -TIF District No. 8

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

X

Check here if 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

TIF Name: Chicago Main -TIF District No. 8

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 total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	1

LIST ALL 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)	\$ -	\$ -	\$ 42,900,000
Public Investment Undertaken	\$ -	\$ -	\$ 2,900,000
Ratio of Private/Public Investment	0		14 23/29

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: 835 Chicago Avenue

Private Investment Undertaken (See Instructions)			\$ 42,900,000
Public Investment Undertaken			\$ 2,900,000
Ratio of Private/Public Investment	0		14 23/29

Project 2*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

Project 7*:

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

Project 8*:

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

Project 9*:

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

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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

Project 16*:

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

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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

