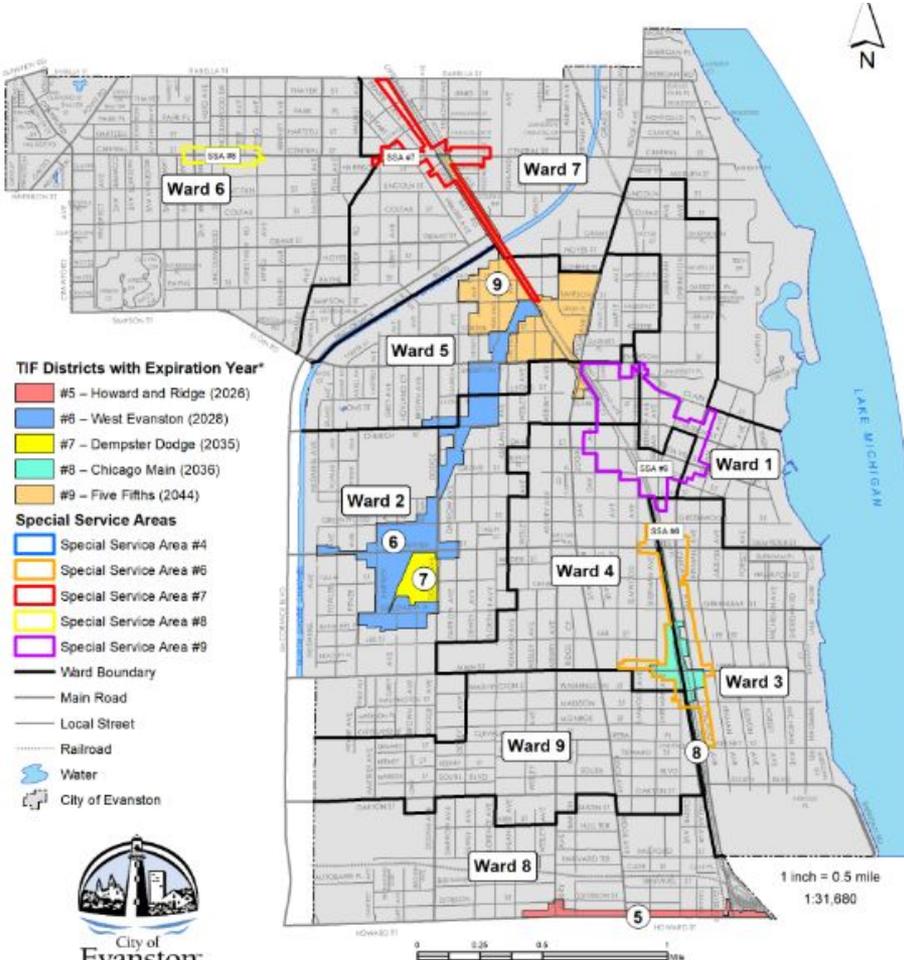


AGENDA

- I. Call to Order
- II. Introduction of Representatives
- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Review of Joint Review Board Procedures and Duties
- VI. Public Comment
- VII. Approval of Minutes December 2021
- VIII. Review of Annual Reports January 1, 2021 - December 31, 2021
 - A. Howard/Ridge TIF 5
 - B. West Evanston TIF 6
 - C. Dempster/Dodge TIF 7
 - D. Chicago/Main TIF 8
 - E. Five Fifths TIF 9
- IX. Board Discussion / Questions
- X. Adjournment

CITY OF EVANSTON

Joint Review Board Annual Report - December 19, 2022 - 2pm



Hitesh Desai, Chief Financial Officer
Paul Zalmezak, Economic Development Manager

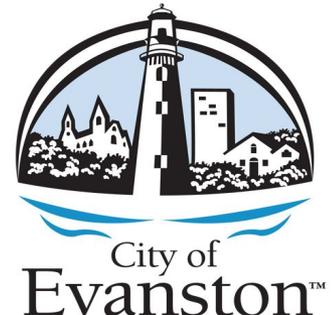
Economic Development Team

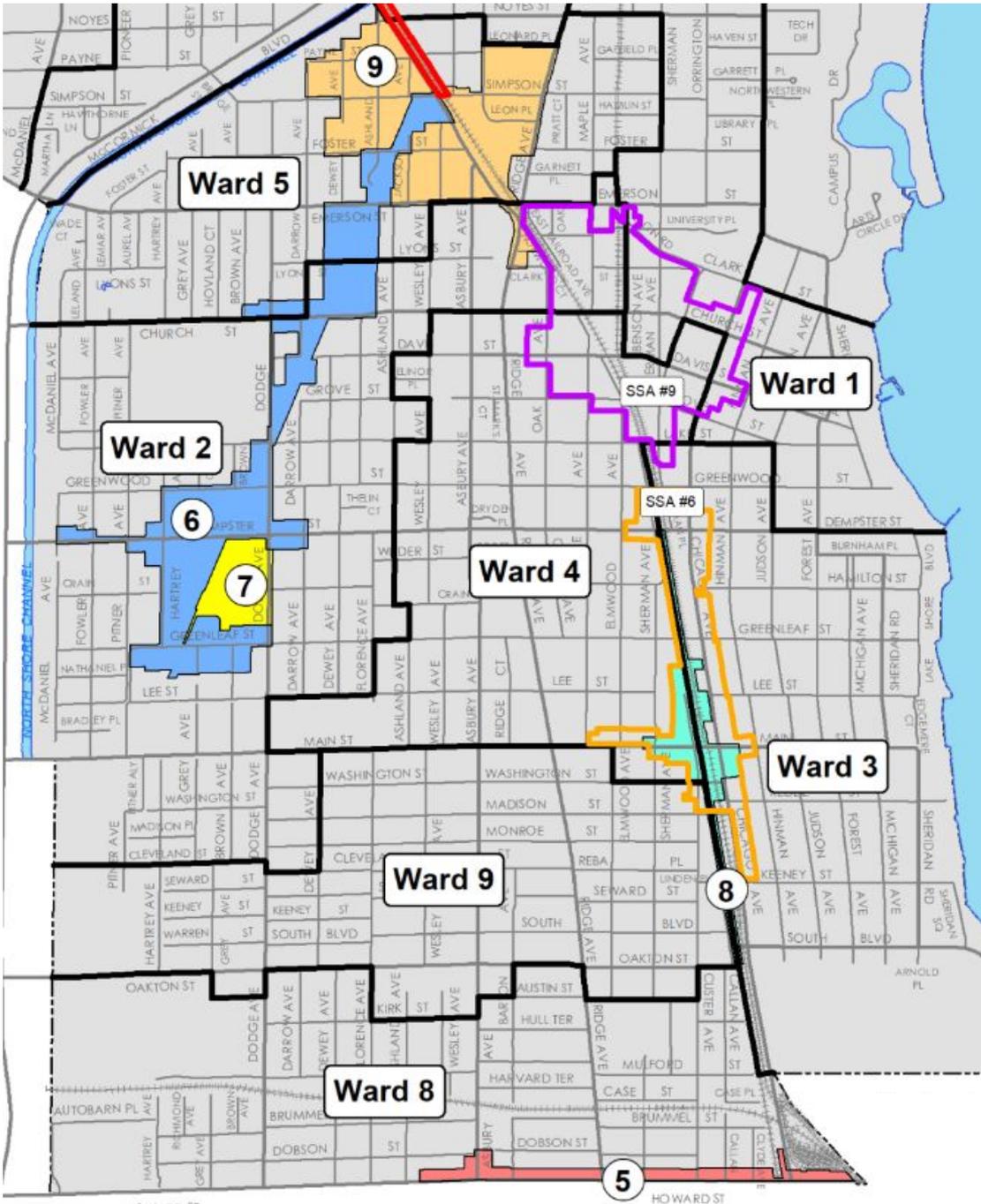
Katie Boden
Neal Reeves



JOINT REVIEW BOARD MEETING

- State of Illinois Statute requires Annual Meeting
- Defines Membership and Appointed Representatives
- TIF Finances
- TIF Funded Activities

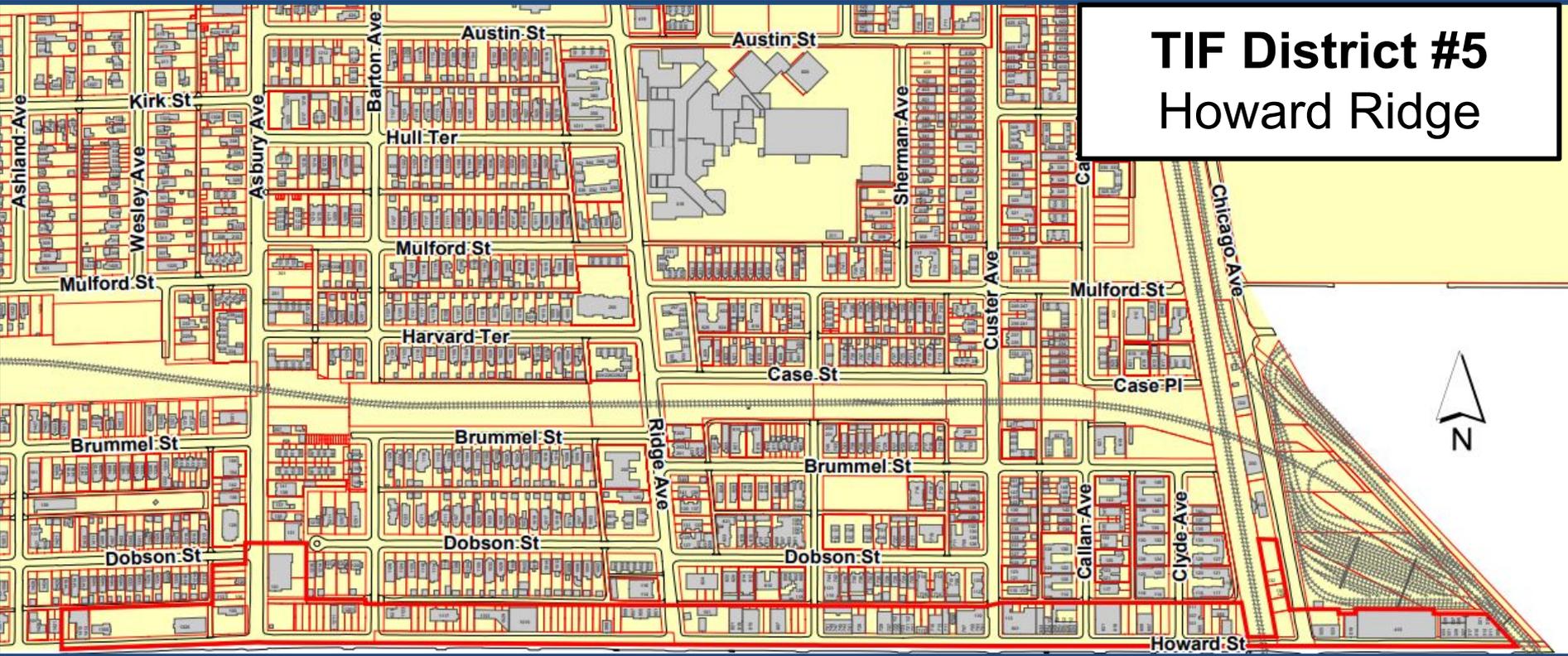




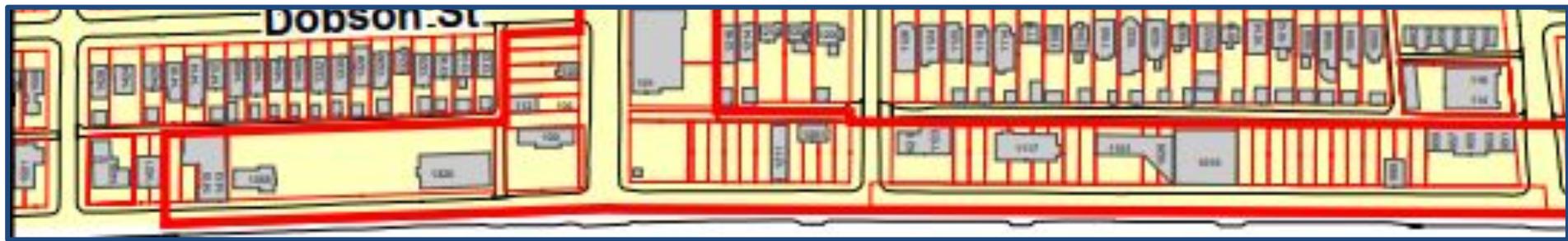
TIF Districts with Expiration Year*

- #5 – Howard and Ridge (2026)
- #6 – West Evanston (2028)
- #7 – Dempster Dodge (2035)
- #8 – Chicago Main (2036)
- #9 – Five Fifths (2044)

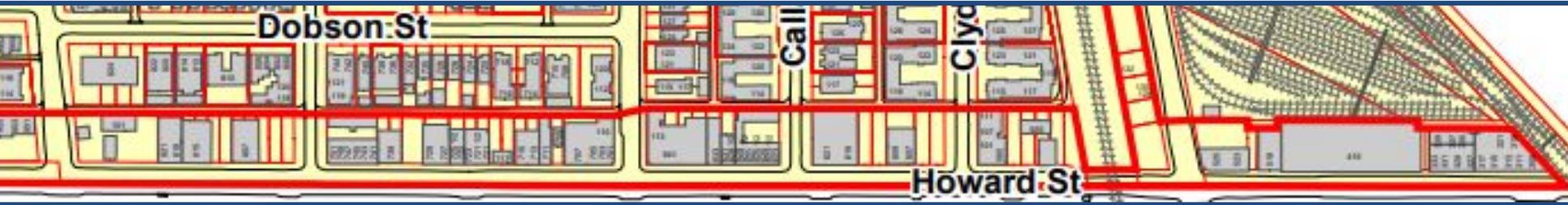
TIF District #5 Howard Ridge



Established: 2003
Initial EAV: \$5,978,279
Expiration: 2027
2021 EAV: \$TBD



Howard Ridge TIF Asbury to Ridge



Howard Ridge TIF Ridge to CTA Tracks

Established: 2003
Initial EAV: \$5,978,279
Expiration: 2027
2021 EAV: \$TBD

HOWARD/RIDGE TIF #5



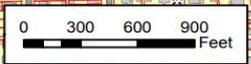
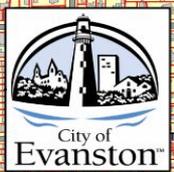
- Four-story, **73,017-square-foot building** located next to the existing CJE SeniorLife Adult Day Services center.
- 1015 Howard LP, a partnership that includes CJE SeniorLife, Evergreen and U.S. Bancorp Community Development Corp.
- Development costs are estimated at **\$25 million**.



TIF District #6 West Evanston

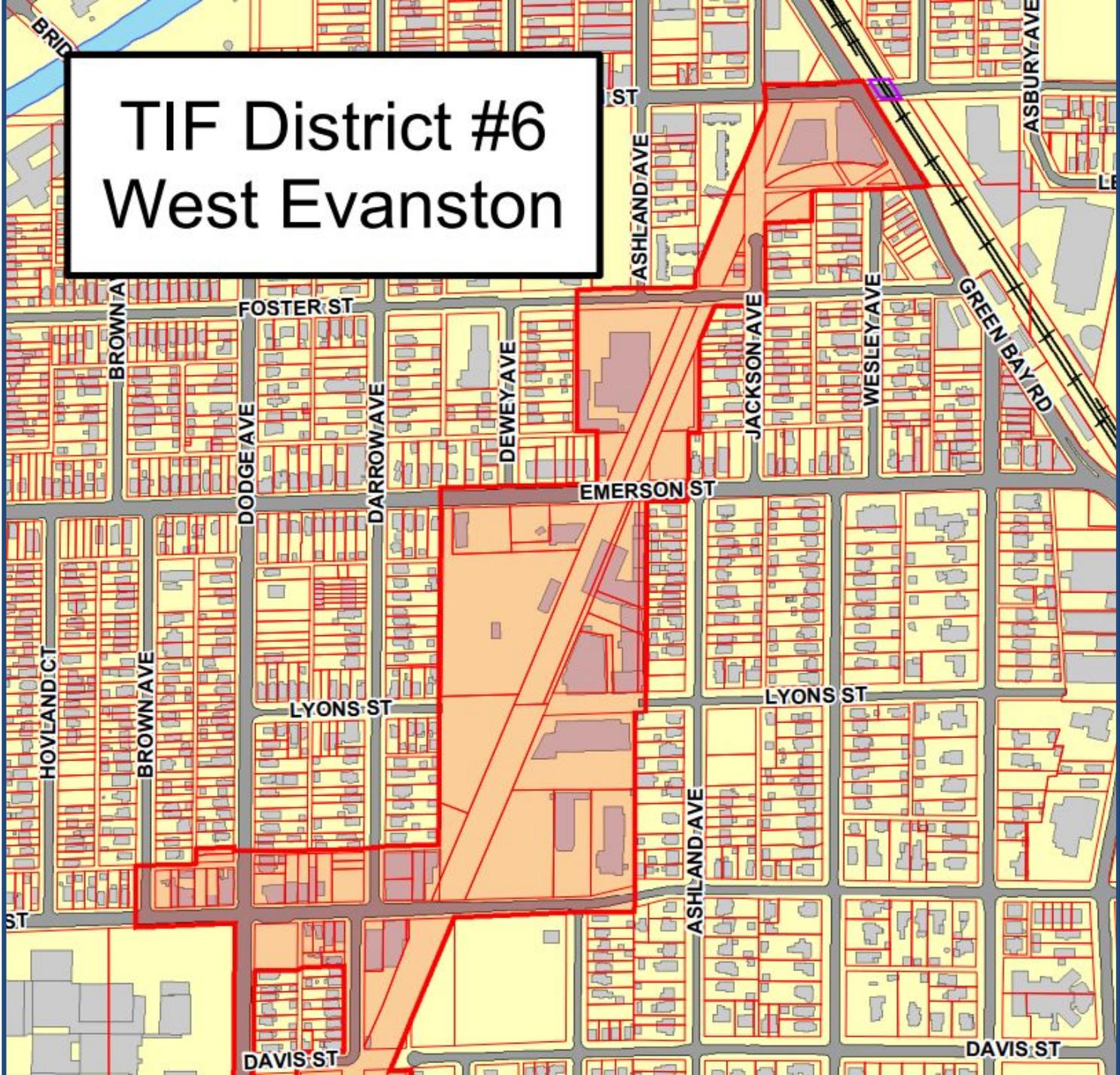
Established: 2005
Initial EAV: \$37,477,570
Expiration: 2029
2021 EAV: \$TBD

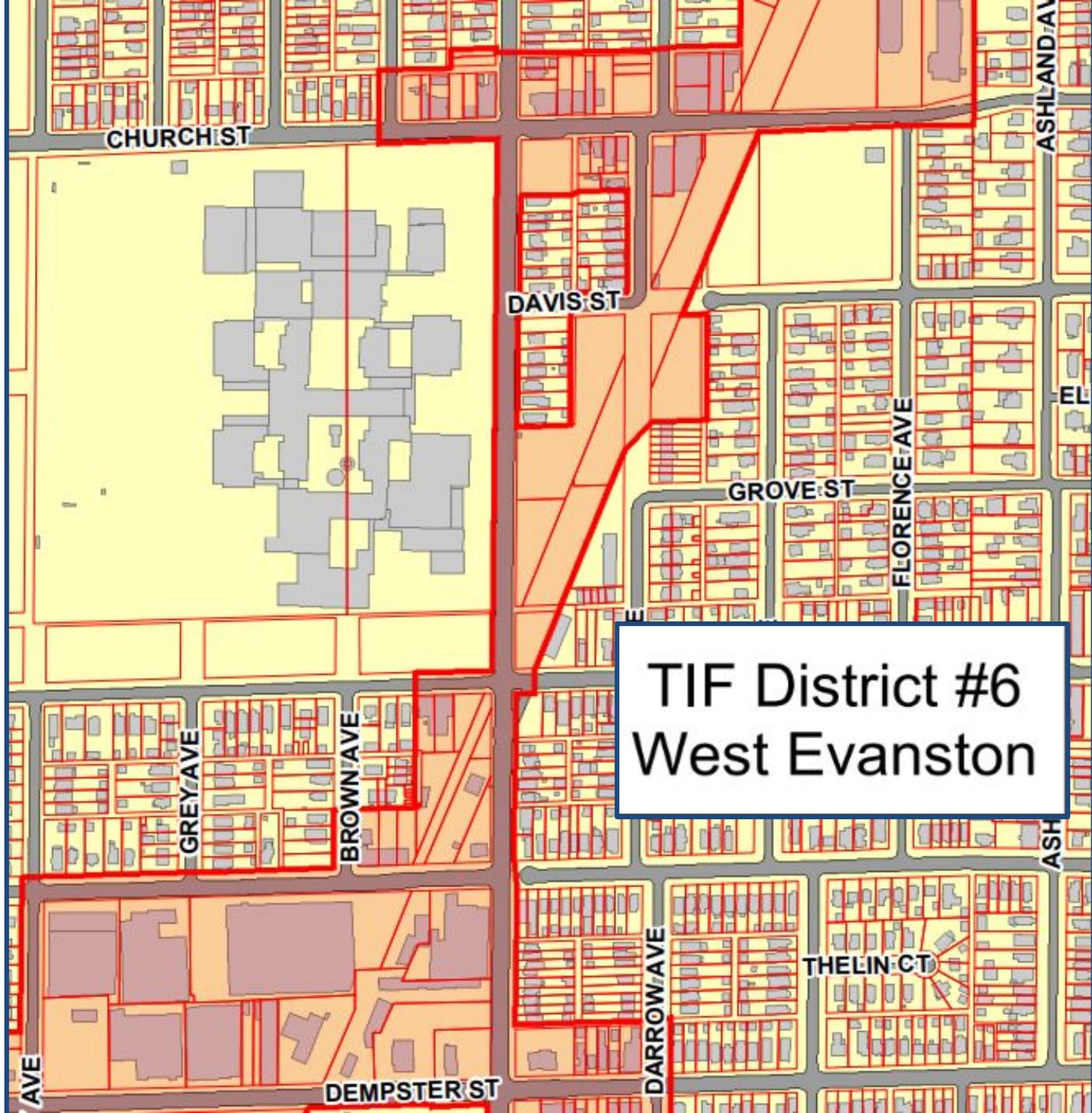
- TIF District
- Tax Parcel
- Building
- Railroad
- Water



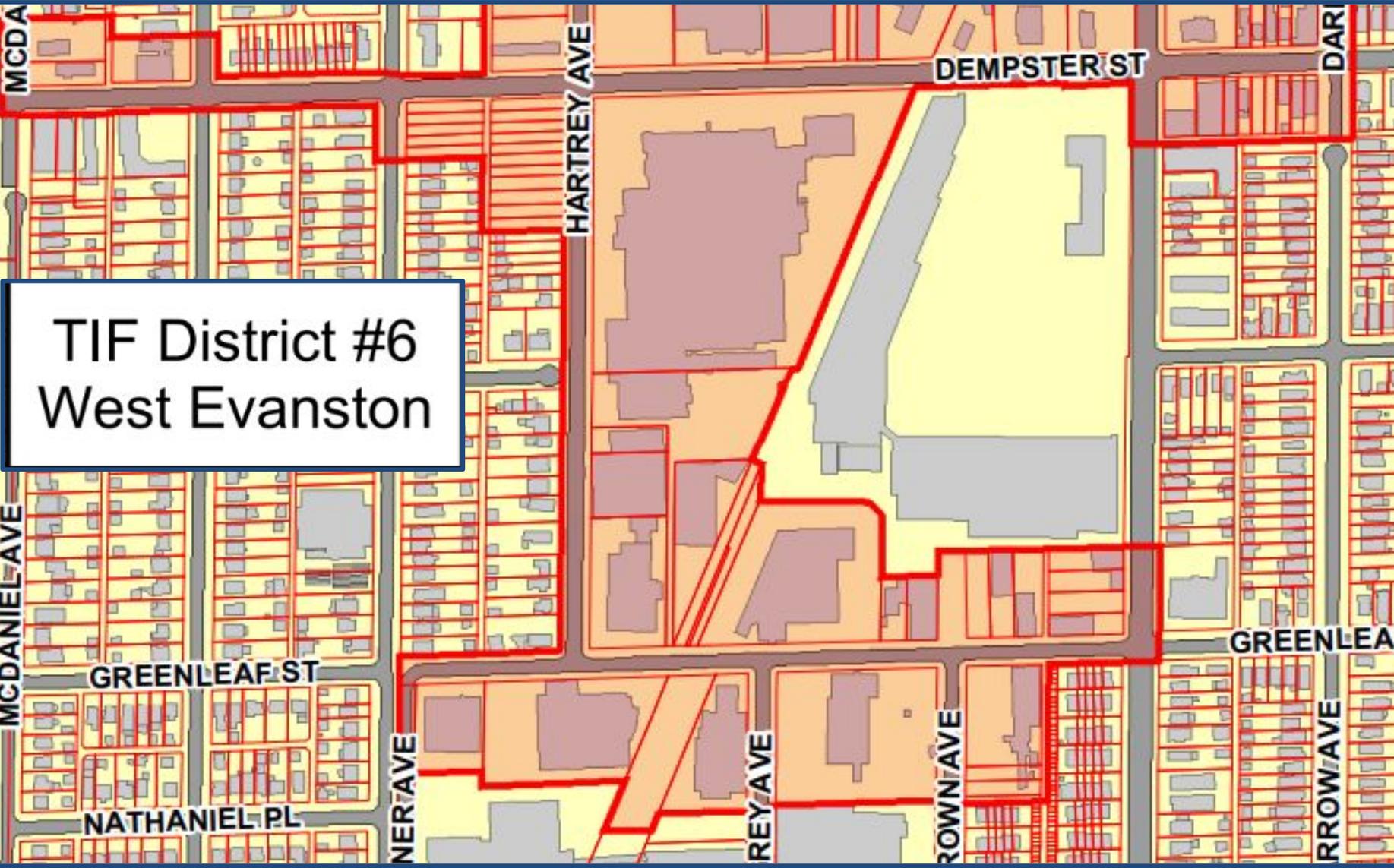
This map is provided "as is" without warranties of any kind.
See www.cityofevanston.com/mapdisclaimers.html for more information.
TIF6letter.mxd - 3/27/2013

TIF District #6 West Evanston





TIF District #6
West Evanston



TIF District #6
West Evanston

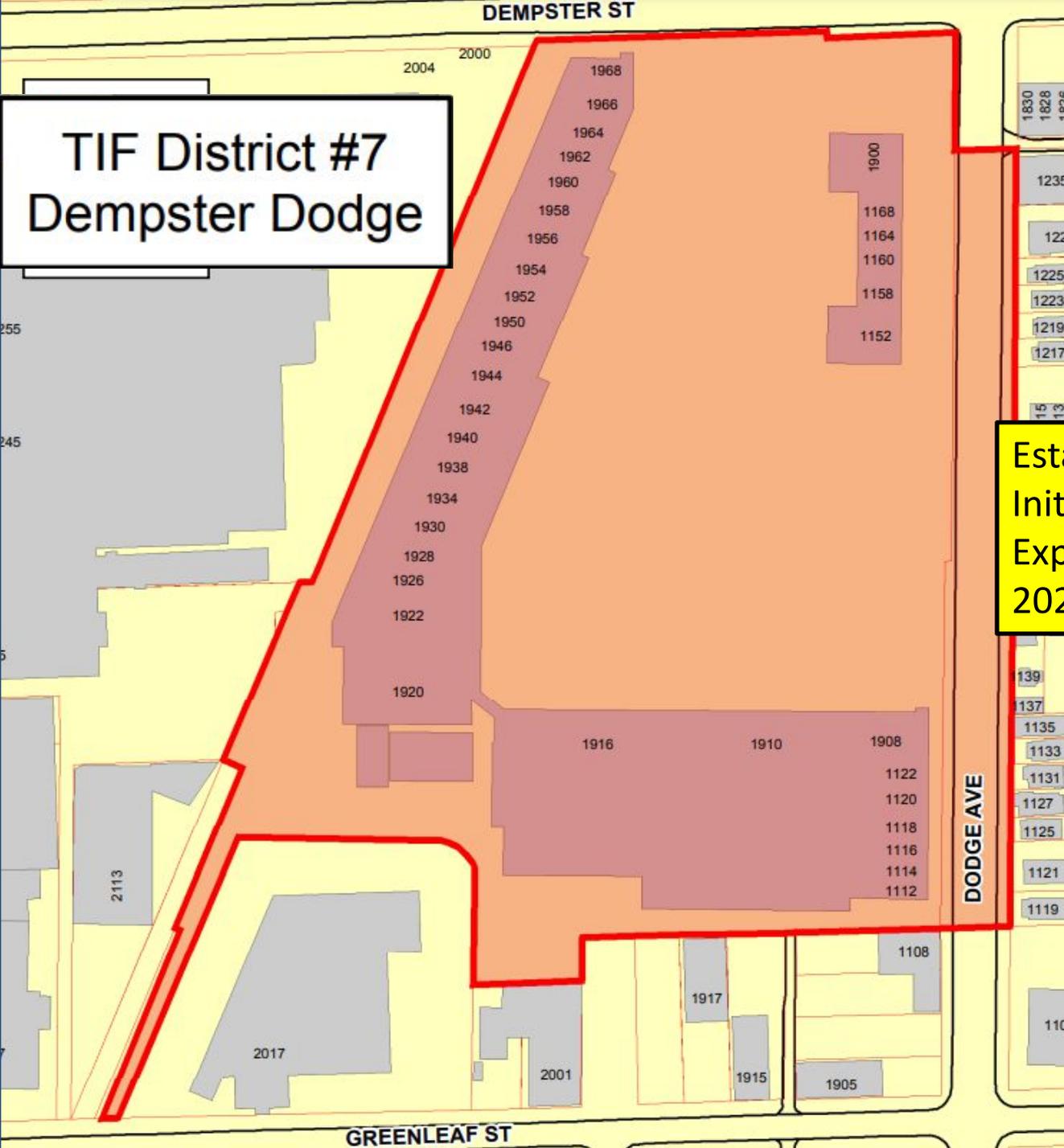
WEST EVANSTON TIF #6



City of
Evanston™

TIF District #7 Dempster Dodge

Established: 2012
Initial EAV: \$10,816,879
Expiration: 2036
2021 EAV: \$TBD



DEMPSTER DODGE TIF #7



Marcus & Millichap brokers \$36 million sale of Evanston Plaza

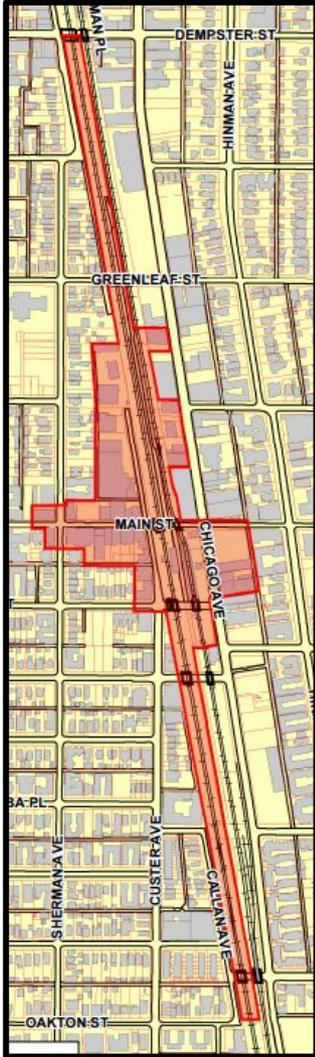
JUNE 25, 2021

[f](#) [t](#) [in](#) [✉](#)

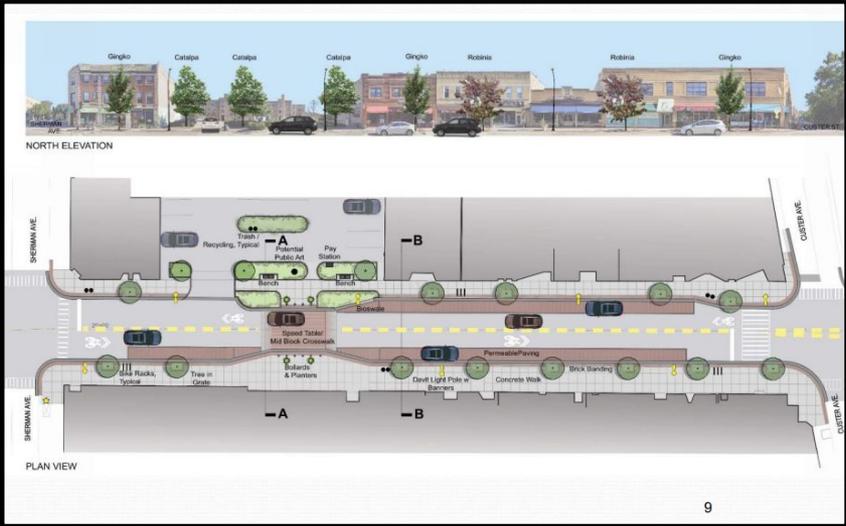


TIF District #8
Chicago Main

Established: 2013
Initial EAV: \$11,489,119
Expiration: 2037
2021 EAV: \$TBD



CHICAGO MAIN TIF #8



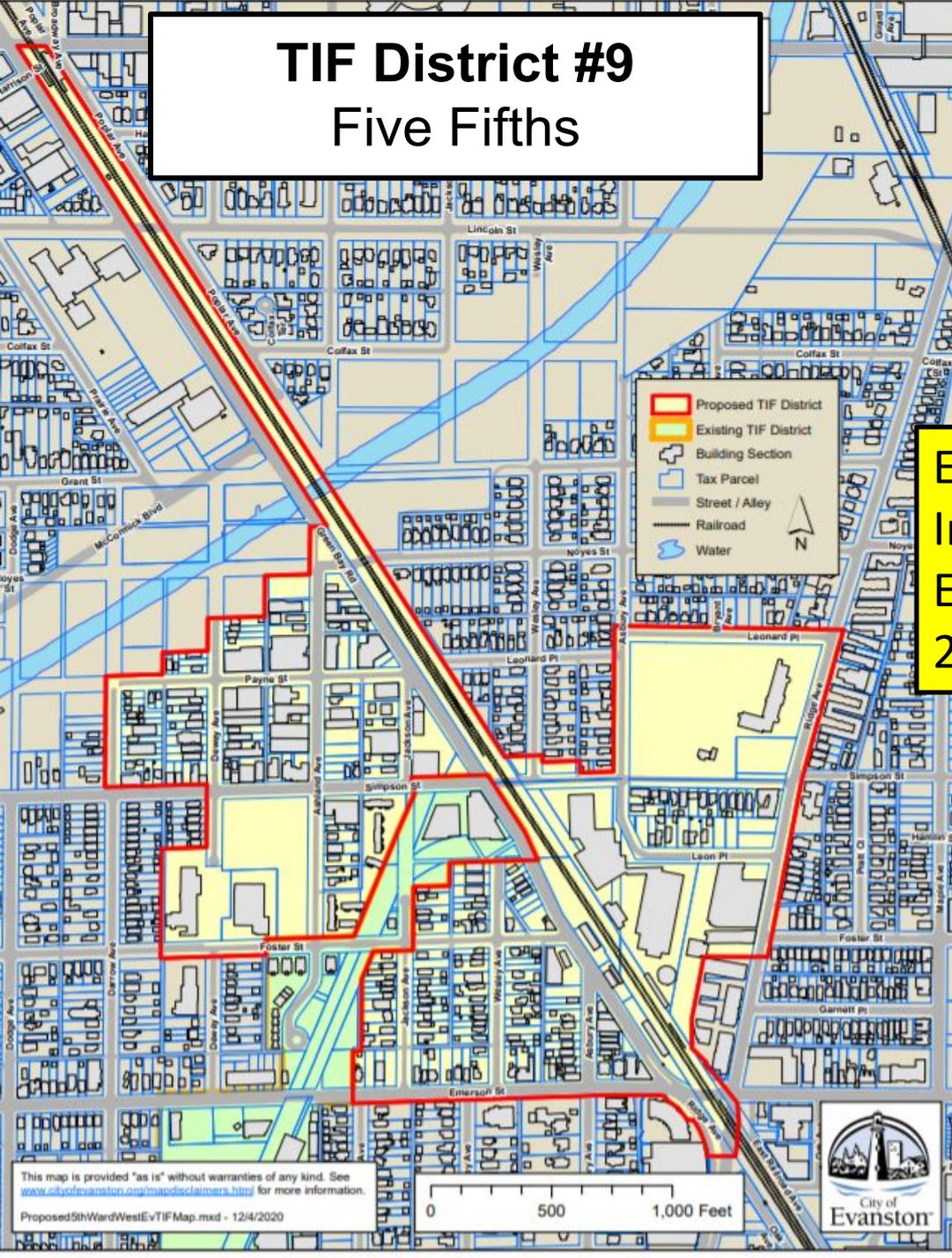
CHICAGO MAIN TIF #8



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

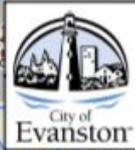
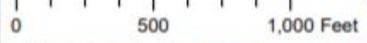
TIF District #9

Five Fifths



Established: 2021
Initial EAV: TBD
Expiration: 2044
2021 EAV: TBD

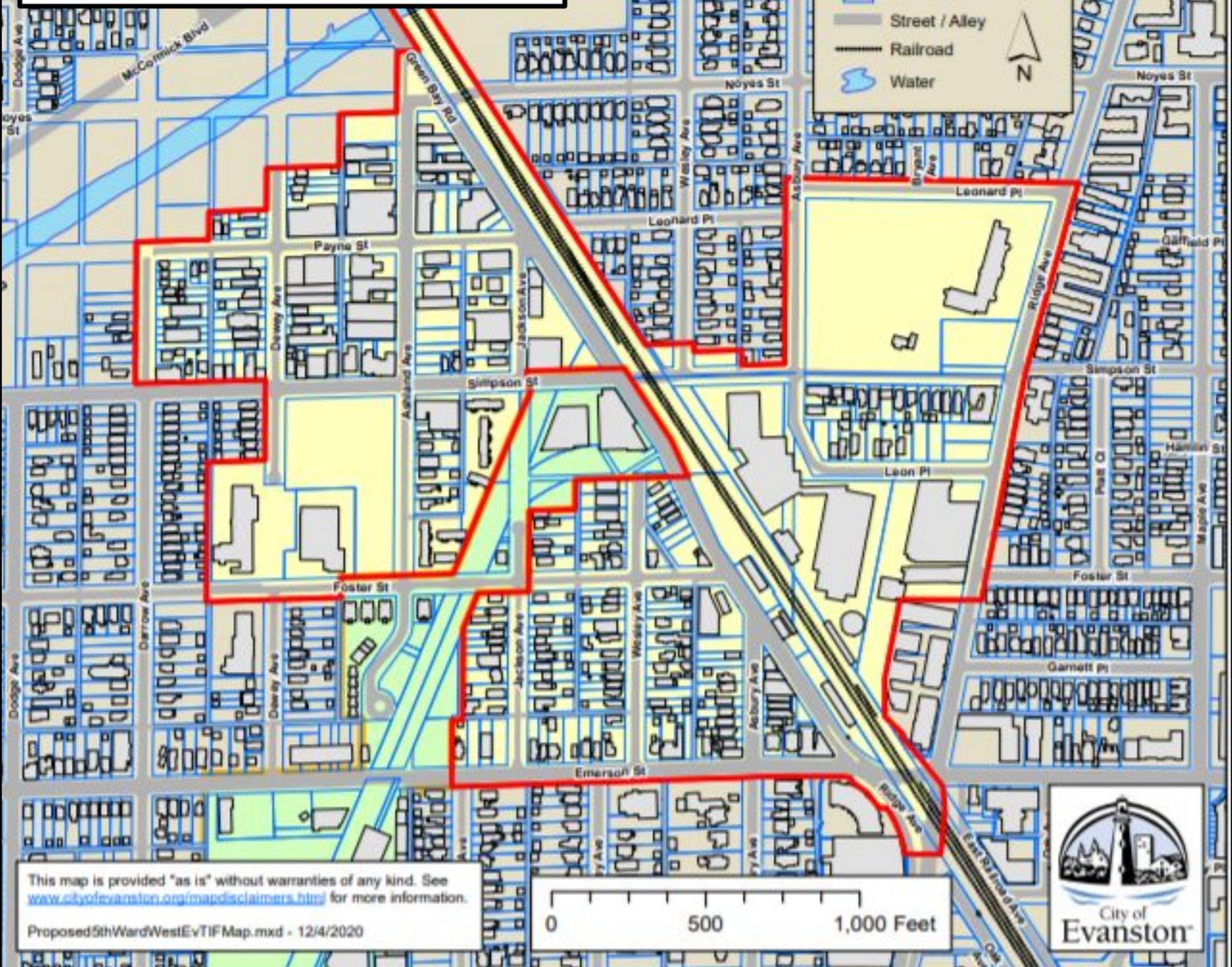
This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/maps/claims.html for more information.
Proposed5thWardWestEVTIFMap.mxd - 12/4/2020



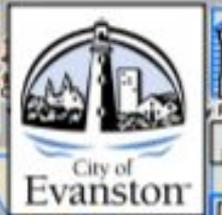
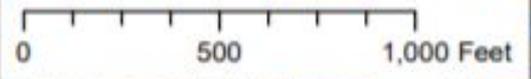
TIF District #9

Five Fifths

- Proposed TIF District
- Existing TIF District
- Building Section
- Tax Parcel
- Street / Alley
- Railroad
- Water



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
Proposed5thWardWestEvTIFMap.mxd - 12/4/2020



Five Fifths TIF #9 - Soul & Smoke Expansion



**SOUL & SMOKE'S
FLAGSHIP IN THE 5TH WARD**

1601 PAYNE ST.



City of
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Five Fifths TIF #9 - Soul & Smoke Expansion



Five Fifths TIF #9 - Soul & Smoke Expansion

Page 8 of 17

PLANNED EXTERIOR



City of
Evanston™

Emerson/Jackson Acquisition



Emerson/Jackson Property Acquisition



Emerson viewing east



City of
Evanston™

Emerson/Jackson Property Acquisition

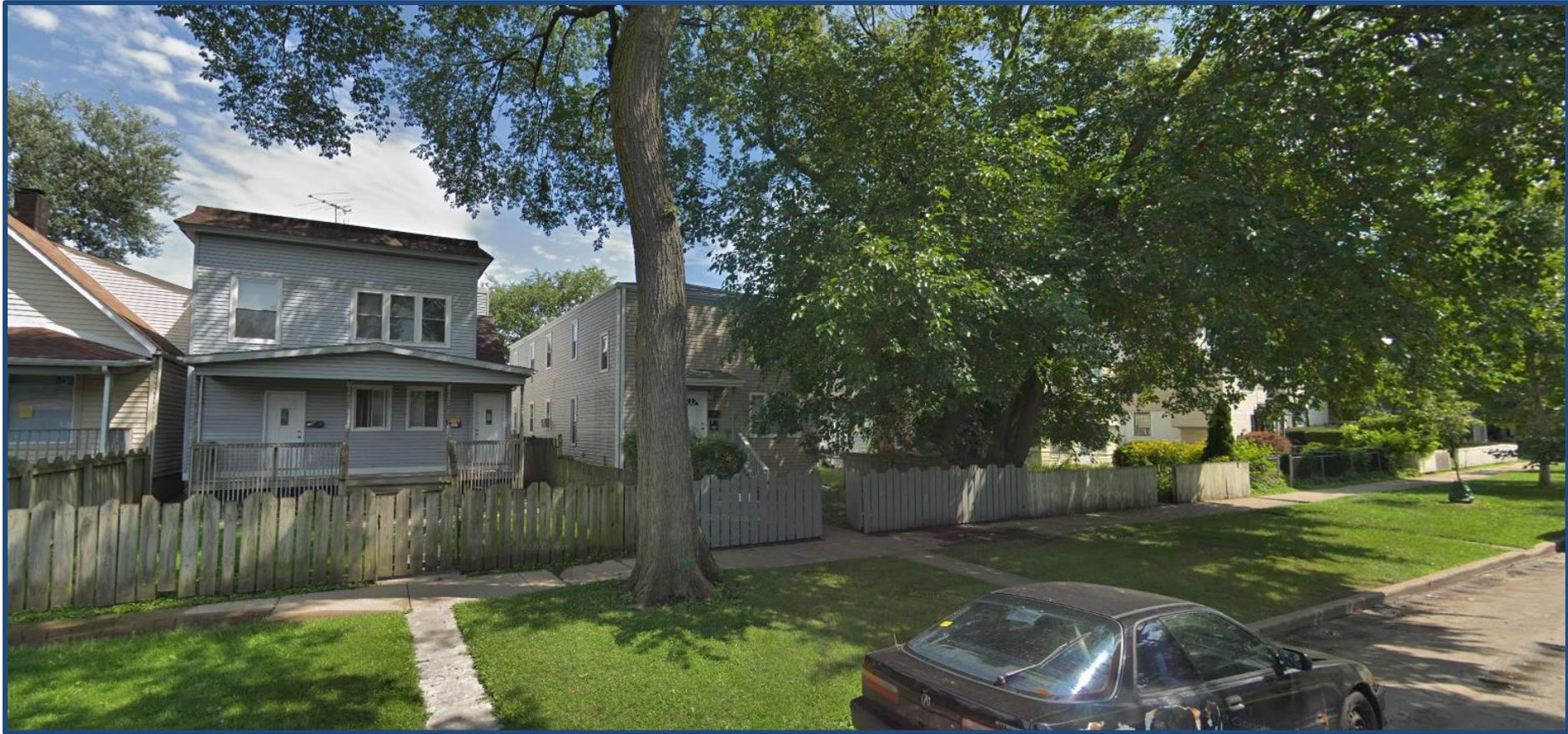


Emerson viewing west



City of
Evanston™

Emerson/Jackson Property Acquisition



Jackson, north of Emerson



City of
Evanston™

TIF SUMMARY

TIF Agency	TIF Name	TIF Total EAV 2020	TIF Total Frozen EAV	TIF Incremental EAV	Debt As of 12/31/2022
030380504	TIF CITY OF EVANSTON-AREA 5 (Howard Ridge)	26,856,036	11,416,635	15,439,401	3,390,000
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	59,954,062	37,477,570	22,476,492	-
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	25,751,799	11,489,118	14,262,681	2,540,000
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	14,300,176	10,816,879	3,483,297	1,750,000
	TOTAL	\$126,862,073	\$12,002,027	\$55,661,871	\$7,680,000

TIF Agency	TIF Name	TIF Revenues 2021	TIF Revenues YTD 2022	Fund Balance 12/31/2021	Cash Balance 12/31/2021
030380504	TIF CITY OF EVANSTON-AREA 5 (Howard Ridge)	1,241,924	688,892	2,673,564	2,827,134
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	1,795,432	995,838	3,273,214	3,252,206
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	1,207,608	671,851	951,527	964,649
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	282,948	158,329	325,004	325,004
	TOTAL	\$4,527,912	\$2,514,910	\$7,223,309	\$7,368,993

Notes : 2021 EAV's not available as of 12/07/2022

2021 Second Installment of Property tax not received yet.

QUESTIONS?