



**City of Evanston
Joint Review Board Meeting
November 30, 2023
10:00 AM**

Google Meet joining info
Video call link: <https://meet.google.com/ese-wymd-onf>
Or dial: (US) +1 224-788-0595 PIN: 905 860 107#

AGENDA

- I. Call to Order
- II. Introduction of Representatives
- III. Selection of Chairperson
- IV. Review of Joint Review Board Procedures and Duties
- V. Public Comment
- VI. Approval of Minutes December 2022
- VII. Review of Annual Reports January 1, 2022 - December 31, 2022
 - 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
- VIII. Board Discussion / Questions
- IX. Adjournment

Evanston Joint Review Board (JRB) 2023

TIF Agency	TIF Name	TIF Total EAV 2021 [1]	TIF Total Frozen EAV	TIF Incremental EAV	Debt As of 12/31/2023
030380504	TIF CITY OF EVANSTON-AREA 5 (Howard Ridge)	\$ 25,031,611	\$ 11,416,635	\$ 13,614,976	\$ 3,205,000
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	\$ 55,123,658	\$ 37,477,570	\$ 17,646,088	\$ -
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	\$ 24,455,370	\$ 11,489,118	\$ 12,966,252	\$ 2,385,000
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	\$ 13,321,070	\$ 10,816,879	\$ 2,504,191	\$ 1,645,000
030380508	EVANSTON- AREA 9 FIVE FIFTH	\$ 32,829,543	\$ 35,823,529	\$ (2,993,986)	\$ -

TIF Agency	TIF Name	TIF Revenues 2022	TIF Revenues YTD 2023 (10/31) [2]	Fund Balance 12/31/2022	Cash Balance 12/31/2022
030380504	TIF CITY OF EVANSTON-AREA 5 (Howard Ridge)	\$ 1,198,459	\$ 633,929	\$ 2,105,094	\$ 1,739,373
030380505	TIF CITY OF EVANSTON-AREA 6 (west Evanston)	\$ 1,518,482	\$ 821,627	\$ 2,463,997	\$ 2,290,642
030380507	TIF CITY OF EVANSTON-CHICAGO/MAIN	\$ 1,139,750	\$ 650,751	\$ 1,693,678	\$ 1,323,108
030380506	TIF CITY OF EVANSTON-DEMPSTER/DODGE	\$ 224,028	\$ 121,726	\$ 373,012	\$ 374,766
030380508	EVANSTON- AREA 9 FIVE FIFTH	\$ -	\$ -	\$ (135,901)	\$ -

Notes : 2022 EAV's not available as of 11/27/2023

2022 Second Installment of Property Tax delayed with a due date of 12/01/2023

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

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):				
<table style="width:100%; border: none;"> <tr> <td style="text-align: center;">Tax Increment Allocation Redevelopment Act</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">Industrial Jobs Recovery Law</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Tax Increment Allocation Redevelopment Act	<input type="checkbox"/>	Industrial Jobs Recovery Law	<input checked="" type="checkbox"/>
Tax Increment Allocation Redevelopment Act	<input type="checkbox"/>			
Industrial Jobs Recovery Law	<input checked="" type="checkbox"/>			

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,673,564

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	\$ 1,198,459.00	\$ 10,096,979.00	69%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 46,043.00	\$ 118,036.00	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 3,570,000.00	25%
Private Sources		\$ 282,307.00	2%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 76,588.00	\$ 494,701.00	3%

All Amount Deposited in Special Tax Allocation Fund \$ 1,321,090.00

Cumulative Total Revenues/Cash Receipts \$ 14,562,023 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,889,560.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,889,560

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (568,470)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,105,094

* 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 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
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	1,491,447	
Transfers out	398,113	
		\$ 1,889,560
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 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

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

FUND BALANCE BY SOURCE \$ 2,105,094

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
General Obligation Corporate Series 2018D	\$ 3,570,000	\$ 3,390,000
Total Amount Designated for Obligations	\$ 3,570,000	\$ 3,390,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Redevelopment Project Costs Reimbursement s		\$ 60,000
Capital Improvements		\$ 1,700,000
Total Amount Designated for Project Costs		\$ 1,760,000

TOTAL AMOUNT DESIGNATED \$ 5,150,000

SURPLUS/(DEFICIT) \$ (3,044,906)

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

FY 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

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

X	Indicate an 'X' if no property was 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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

PAGE 1

Page 1 MUST 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:	7

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

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
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 1 Name: 501 Howard

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

Project 2 Name: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 Name: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 Name:Peckish Pog

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 Name: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 Name:Café Coralle

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

Project 7 Name:

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 Name:

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

Project 9 Name:

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

Project 10 Name:

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

Project 11 Name:

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

Project 12 Name:

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

Project 13 Name:

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

Project 14 Name:

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

Project 15 Name:

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

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Howard and Ridge -TIF No.5

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

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

Re: Howard Ridge TIF District

I, Daniel Biss, Mayor of the City of Evanston, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Evanston complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning January 1, 2022 and ending December 31, 2022.

Daniel Biss

MAYOR

09 / 27 / 2023

DATE

RE: Attorney Review City of Evanston Howard Ridge TIF District

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2022 and ending December 31, 2022, to the best of my knowledge and belief.

Sincerely,

Alexandra B. Ruggie

Interim Corporation Counsel

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting Period; and
- B. A description of the redevelopment activities undertaken.

The City continued to monitor the 195-unit rental housing development (located at 415 Howard St.). The City's role is to rebate all of the incremental real estate taxes through an existing redevelopment agreement to address certain TIF eligible extraordinary costs, but only upon achievement of a 90% occupancy level.

The City continued to monitor the mixed-use 24 unit residential (with 5 affordable units) and retail redevelopment at 128 to 130 Chicago Avenue, for which the City previously approved up to a \$2,000,000 grant in 2017 and sold property to the developer as part of the redevelopment project in 2017. The project is now complete.

The City continued to monitor the space it previously leased space to Theo Ubique Theater at 721 Howard Street, as part of the agreed terms to provide \$1,400,000 for build-out in order to provide for live performing arts uses.

The City continued to monitor the continuing redevelopment of the Peckish Pig property at 623 Howard Street, which the City previously sold for \$675,000.

The Sweet Life of Coralie LLC (Café Coralie) at 633 Howard Street, has vacated the space it had within the TIF District, the City leased the property to a restaurant called Estacion.

The Howard Street streetscape project is now complete.

The City Amended the TIF District in November, 2019.



CITY OF EVANSTON, ILLINOIS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2022



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CITY OF EVANSTON, ILLINOIS
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

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

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Evanston, Illinois (the City) as of and for the year ended December 31, 2022, which collectively comprise the basic financial statements of the City of Evanston, Illinois, and have issued our report thereon dated July 28, 2023.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary financial information as listed in the table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich LLP

Naperville, Illinois
July 28, 2023

SUPPLEMENTARY INFORMATION

CITY OF EVANSTON, ILLINOIS
COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
ASSETS					
Cash	\$ 1,323,108	\$ 374,766	\$ 1,739,373	\$ 2,290,642	\$ 5,727,889
Receivables					
Property tax	376,653	18	457,364	351,528	1,185,563
Leases	-	-	439,826	-	439,826
Accrued interest	-	-	253	-	253
Due from other funds	4,609	1,201	8,920	8,136	22,866
TOTAL ASSETS	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 10,692	\$ 2,973	\$ 109,309	\$ 186,309	\$ 309,283
Total liabilities	10,692	2,973	109,309	186,309	309,283
DEFERRED INFLOWS OF RESOURCES					
Leases	-	-	431,333	-	431,333
Total deferred inflows of resources	-	-	431,333	-	431,333
Total liabilities and deferred inflows of resources	10,692	2,973	540,642	186,309	740,616
FUND BALANCES					
Restricted for redevelopment	1,693,678	373,012	2,105,094	2,463,997	6,635,781
Unassigned	-	-	-	-	-
Total fund balances	1,693,678	373,012	2,105,094	2,463,997	6,635,781
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
REVENUES					
Property tax	\$ 1,139,750	\$ 224,028	\$ 1,198,459	\$ 1,518,582	\$ 4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
Excess (Deficiency) of Revenues Over Expenditures	1,006,914	219,841	(170,357)	(734,217)	322,181
Other Financing Sources (Uses)					
Transfers (out)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
Total Other Financing Sources (Uses)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, JANUARY 1	951,527	325,004	2,673,564	3,273,214	7,223,309
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
BEGINNING BALANCES, JANUARY 1	\$ 951,527	\$ 325,004	\$ 2,673,564	\$ 3,273,214	\$ 7,223,309
REVENUES					
Property tax	1,139,750	224,028	1,198,459	1,518,582	4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
Excess (Deficiency) of Revenues Over Expenditures	1,006,914	219,841	(170,357)	(734,217)	322,181
Other Financing Sources (Uses)					
Transfers (out)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
Total Other Financing Sources (Uses)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781
ENDING BALANCE BY SOURCE					
Property taxes	\$ 1,669,976	\$ 366,701	\$ 2,057,229	\$ 2,407,807	\$ 6,501,713
Investment income	23,702	6,311	47,865	56,190	134,068
ENDING BALANCE, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)



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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

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

We have examined management's assertion that the City of Evanston, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2022. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City of Evanston, Illinois complied with the aforementioned requirements for the year ended December 31, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

SiKich LLP

Naperville, Illinois
July 28, 2023

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

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):				
<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Tax Increment Allocation Redevelopment Act</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">Industrial Jobs Recovery Law</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Tax Increment Allocation Redevelopment Act	<input type="checkbox"/>	Industrial Jobs Recovery Law	<input checked="" type="checkbox"/>
Tax Increment Allocation Redevelopment Act	<input type="checkbox"/>			
Industrial Jobs Recovery Law	<input checked="" type="checkbox"/>			

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

West Evanston TIF District No. 6

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 3,273,214

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	\$ 1,518,582.00	\$ 7,730,695.00	88%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 50,722.00	\$ 89,087.00	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 22,622.00	0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 905,699.00	10%

All Amount Deposited in Special Tax Allocation Fund \$ 1,569,304.00

Cumulative Total Revenues/Cash Receipts \$ 8,748,103 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,378,521.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 2,378,521

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (809,217)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,463,997

* 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 2022

Name of Redevelopment Project Area:

West Evanston TIF District No. 6

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
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	2,303,521	
Transfers Out	75,000	
		\$ 2,378,521
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		\$ 2,378,521

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

FY 2022

Name of Redevelopment Project Area:

West Evanston TIF District No. 6

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

FUND BALANCE BY SOURCE \$ 2,463,997

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Redevelopment Project Costs		\$ 1,500,000
Implementation Activities -Master Plan		\$ 1,000,000
City TIF Reimbursement		\$ 60,000
Total Amount Designated for Project Costs		\$ 2,560,000

TOTAL AMOUNT DESIGNATED \$ 2,560,000

SURPLUS/(DEFICIT) \$ (96,003)

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

FY 2022

Name of Redevelopment Project Area:

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	Indicate an 'X' if no property was 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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

West Evanston TIF District No. 6

PAGE 1

Page 1 MUST 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 1 Name: LSL Industries

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

Project 2 Name:Church Street Townhouses

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

Project 3 Name:Greenwood Loft

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

Project 4 Name:IRMCI Façade

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

Project 5 Name:Northshore General Contractors C0-0P

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

Project 6 Name: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 Name:IMRCO

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

Project 8 Name:Heartwood

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

Project 9 Name: C&W Ventures

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

Project 10 Name:Carter Investments LLC

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

Project 11 Name:Nature's Perspective

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

Project 12 Name:

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

Project 13 Name:

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

Project 14 Name:

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

Project 15 Name:

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

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

West Evanston TIF District No. 6

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

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

Re: West Evanston TIF District

I, Daniel Biss Mayor of the City of Evanston, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Evanston complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning January 1, 2022, and ending December 31, 2022.

Daniel Biss

MAYOR

09 / 27 / 2023

DATE

RE: Attorney Review City of West Evanston TIF District

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2022 and ending December 31, 2022, to the best of my knowledge and belief.

Sincerely,

Alexandra B. Ruggie

Interim Corporation Counsel

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting Period; and
- B. A description of the redevelopment activities undertaken.

The City continued to monitor redevelopment activities.

The City executed a Grant Agreement with Evanston Rebuilding Warehouse for the renovation of 1245 Hartrey Avenue Warehouse in the amount of \$87,500. It is a 29,000 square foot warehouse.

The City executed a Grant Agreement with C&W Ventures LLC for acquisition of 1901-1903 Church and 1708 Dodge. In addition, it will provide leasehold improvements to the residential and commercial units in the amount of \$560,000 to be applied as follows \$350,000 for acquisition and \$210,000 for leasehold improvements.

The City executed a Grant Agreement with Carter Investments, Inc. dba Soul & Smoke, for renovation of a 6500 square foot warehouse for an expanded restaurant space located at 1601 Payne.

The City executed Grant Agreement with Nature's Perspective Landscaping Inc. located at 2000 Greenleaf for the Storefront Modernization Program.

Ongoing planning for infrastructure improvements including sidewalk installation and lead pipe replacement. Land acquisition planning for redevelopment are ongoing.



CITY OF EVANSTON, ILLINOIS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2022



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CITY OF EVANSTON, ILLINOIS
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

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

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Evanston, Illinois (the City) as of and for the year ended December 31, 2022, which collectively comprise the basic financial statements of the City of Evanston, Illinois, and have issued our report thereon dated July 28, 2023.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary financial information as listed in the table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich LLP

Naperville, Illinois
July 28, 2023

SUPPLEMENTARY INFORMATION

CITY OF EVANSTON, ILLINOIS
COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
ASSETS					
Cash	\$ 1,323,108	\$ 374,766	\$ 1,739,373	\$ 2,290,642	\$ 5,727,889
Receivables					
Property tax	376,653	18	457,364	351,528	1,185,563
Leases	-	-	439,826	-	439,826
Accrued interest	-	-	253	-	253
Due from other funds	4,609	1,201	8,920	8,136	22,866
TOTAL ASSETS	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 10,692	\$ 2,973	\$ 109,309	\$ 186,309	\$ 309,283
Total liabilities	10,692	2,973	109,309	186,309	309,283
DEFERRED INFLOWS OF RESOURCES					
Leases	-	-	431,333	-	431,333
Total deferred inflows of resources	-	-	431,333	-	431,333
Total liabilities and deferred inflows of resources	10,692	2,973	540,642	186,309	740,616
FUND BALANCES					
Restricted for redevelopment	1,693,678	373,012	2,105,094	2,463,997	6,635,781
Unassigned	-	-	-	-	-
Total fund balances	1,693,678	373,012	2,105,094	2,463,997	6,635,781
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
REVENUES					
Property tax	\$ 1,139,750	\$ 224,028	\$ 1,198,459	\$ 1,518,582	\$ 4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
Excess (Deficiency) of Revenues Over Expenditures	1,006,914	219,841	(170,357)	(734,217)	322,181
Other Financing Sources (Uses)					
Transfers (out)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
Total Other Financing Sources (Uses)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, JANUARY 1	951,527	325,004	2,673,564	3,273,214	7,223,309
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
BEGINNING BALANCES, JANUARY 1	\$ 951,527	\$ 325,004	\$ 2,673,564	\$ 3,273,214	\$ 7,223,309
REVENUES					
Property tax	1,139,750	224,028	1,198,459	1,518,582	4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
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ENDING BALANCE BY SOURCE					
Property taxes	\$ 1,669,976	\$ 366,701	\$ 2,057,229	\$ 2,407,807	\$ 6,501,713
Investment income	23,702	6,311	47,865	56,190	134,068
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(See independent auditor's report on supplementary information.)



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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

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

We have examined management's assertion that the City of Evanston, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2022. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City of Evanston, Illinois complied with the aforementioned requirements for the year ended December 31, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

SiKich LLP

Naperville, Illinois
July 28, 2023

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

Primary Use of Redevelopment Project Area*: CBD
<small>*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>
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 <input checked="" type="checkbox"/>
Industrial Jobs Recovery Law <input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 325,004

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	\$ 224,028.00	\$ 985,007.00	31%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 5,772.00	\$ 9,213.00	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 2,040,000.00	65%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 127,512.00	4%

All Amount Deposited in Special Tax Allocation Fund \$ 229,800.00

Cumulative Total Revenues/Cash Receipts \$ 3,161,732 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 181,792.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 181,792

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 48,008

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 373,012

* 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 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
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	9,959	
Transfers out	171,833	
		\$ 181,792
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 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

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

FUND BALANCE BY SOURCE \$ 373,012

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Taxable G.O Corporate Bonds Series 2017C	\$ 2,040,000	\$ 1,750,000
Total Amount Designated for Obligations	\$ 2,040,000	\$ 1,750,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Redevelopment Project Cost Reimbursements		\$ 1,000,000
Total Amount Designated for Project Costs		\$ 1,000,000

TOTAL AMOUNT DESIGNATED \$ 2,750,000

SURPLUS/(DEFICIT) \$ (2,376,988)

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

FY 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

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

X	Indicate an 'X' if no property was 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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

PAGE 1

Page 1 MUST 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:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ 8,000,000
Public Investment Undertaken	\$ -	\$ -	\$ 2,000,000
Ratio of Private/Public Investment	0		4

Project 1 Name: Vaillle Produce

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

Project 2 Name:

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

Project 3 Name:

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

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Dempster Dodge TIF No.7

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

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

Re: Dempster/Dodge TIF District

I, Daniel Biss, Mayor of the City of Evanston, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Evanston complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning January 1, 2022 and ending December 31, 2022.

Daniel Biss

MAYOR

09 / 27 / 2023

DATE

RE: Attorney Review City of Evanston Dempster/Dodge TIF District

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2022 and ending December 31, 2022, to the best of my knowledge and belief.

Sincerely,

Alexandra B. Ruggie

Interim Corporation Counsel

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting Period; and
- B. A description of the redevelopment activities undertaken.

The City implemented the designation of the TIF District in order to address long standing vacancies within the shopping center and to reposition the property to improve both property tax and sales tax generation. The City continued discussions with the new property owners in order to review redevelopment plans for the shopping center. Renovation of shopping center space has included a new grocery store as part of this redevelopment project, in previous reporting year.

The City continued to monitor the implementation of a previous reporting year Development Agreement with Azzuri of Evanston, Inc for the redevelopment of a grocery store at 1908-1910 Dempster Street, and 1112-1122 Dodge Ave store titled Valli Produce Grocery Store. Azzuri of Evanston has sold the property to new ownership A to Z Real Estate who is responsible for maintaining the TIF agreement.



CITY OF EVANSTON, ILLINOIS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2022



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CITY OF EVANSTON, ILLINOIS
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

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

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Evanston, Illinois (the City) as of and for the year ended December 31, 2022, which collectively comprise the basic financial statements of the City of Evanston, Illinois, and have issued our report thereon dated July 28, 2023.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary financial information as listed in the table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich LLP

Naperville, Illinois
July 28, 2023

SUPPLEMENTARY INFORMATION

CITY OF EVANSTON, ILLINOIS
COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
ASSETS					
Cash	\$ 1,323,108	\$ 374,766	\$ 1,739,373	\$ 2,290,642	\$ 5,727,889
Receivables					
Property tax	376,653	18	457,364	351,528	1,185,563
Leases	-	-	439,826	-	439,826
Accrued interest	-	-	253	-	253
Due from other funds	4,609	1,201	8,920	8,136	22,866
TOTAL ASSETS	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 10,692	\$ 2,973	\$ 109,309	\$ 186,309	\$ 309,283
Total liabilities	10,692	2,973	109,309	186,309	309,283
DEFERRED INFLOWS OF RESOURCES					
Leases	-	-	431,333	-	431,333
Total deferred inflows of resources	-	-	431,333	-	431,333
Total liabilities and deferred inflows of resources	10,692	2,973	540,642	186,309	740,616
FUND BALANCES					
Restricted for redevelopment	1,693,678	373,012	2,105,094	2,463,997	6,635,781
Unassigned	-	-	-	-	-
Total fund balances	1,693,678	373,012	2,105,094	2,463,997	6,635,781
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
REVENUES					
Property tax	\$ 1,139,750	\$ 224,028	\$ 1,198,459	\$ 1,518,582	\$ 4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
Excess (Deficiency) of Revenues Over Expenditures	1,006,914	219,841	(170,357)	(734,217)	322,181
Other Financing Sources (Uses)					
Transfers (out)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
Total Other Financing Sources (Uses)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, JANUARY 1	951,527	325,004	2,673,564	3,273,214	7,223,309
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
BEGINNING BALANCES, JANUARY 1	\$ 951,527	\$ 325,004	\$ 2,673,564	\$ 3,273,214	\$ 7,223,309
REVENUES					
Property tax	1,139,750	224,028	1,198,459	1,518,582	4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
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NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781
ENDING BALANCE BY SOURCE					
Property taxes	\$ 1,669,976	\$ 366,701	\$ 2,057,229	\$ 2,407,807	\$ 6,501,713
Investment income	23,702	6,311	47,865	56,190	134,068
ENDING BALANCE, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)



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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

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Members of the City Council
City of Evanston, Illinois

We have examined management's assertion that the City of Evanston, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2022. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City of Evanston, Illinois complied with the aforementioned requirements for the year ended December 31, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

Sikich LLP

Naperville, Illinois
July 28, 2023

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

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
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

Chicago Main TIF District No.8

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 951,527

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	\$ 1,139,750.00	\$ 4,394,396.00	46%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 20,930.00	\$ 39,463.00	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 3,520,189.00	37%
Transfers from Municipal Sources		\$ 1,580,000.00	17%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 1,160,680.00

Cumulative Total Revenues/Cash Receipts \$ 9,534,048 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 418,529.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 418,529

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 742,151

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,693,678

* 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 2022

Name of Redevelopment Project Area:

Chicago Main TIF District No.8

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
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	153,766	
Transfers out	264,763	
		\$ 418,529
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 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Chicago Main TIF District No.8

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

FUND BALANCE BY SOURCE \$ 1,693,678

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Taxable G.O. corporate Bonds Series 2017C	\$ 2,960,000	\$ 2,540,000
Total Amount Designated for Obligations	\$ 2,960,000	\$ 2,540,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Redevelopment Project Costs Reimbursements		\$ 500,000
Total Amount Designated for Project Costs		\$ 500,000

TOTAL AMOUNT DESIGNATED \$ 3,040,000

SURPLUS/(DEFICIT) \$ (1,346,322)

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

FY 2022

Name of Redevelopment Project Area:

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	Indicate an 'X' if no property was 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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Chicago Main TIF District No.8

PAGE 1

Page 1 MUST 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 1 Name: 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 Name:

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

Project 3 Name:

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

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Chicago Main TIF District No.8

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

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

Re: Chicago /Main TIF District

I, Daniel Biss, Mayor of the City of Evanston, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Evanston complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning January 1, 2022 and ending December 31, 2022.

Daniel Biss

MAYOR

09 / 27 / 2023

DATE

RE: Attorney Review City of Evanston Chicago/Main TIF District

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2022 and ending December 31, 2022, to the best of my knowledge and belief.

Sincerely,

Alexandra B. Ruggie

Interim Corporation Counsel

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting Period; and
- B. A description of the redevelopment activities undertaken.

The City continued the implementation of the agreement with Chicago & Main Evanston LLC that included a forgivable loan. The city has also approved expenditures for a number of business district improvements in the area. A water main replacement project was completed in 2022. Plans for the main street streetscape project were delayed in 2023 but will be implemented in 2024.



CITY OF EVANSTON, ILLINOIS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2022



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CITY OF EVANSTON, ILLINOIS
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Combining Schedules of Revenues, Expenditures and Changes in Fund Balances Tax Increment Financing District Funds	4
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

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

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Evanston, Illinois (the City) as of and for the year ended December 31, 2022, which collectively comprise the basic financial statements of the City of Evanston, Illinois, and have issued our report thereon dated July 28, 2023.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary financial information as listed in the table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich LLP

Naperville, Illinois
July 28, 2023

SUPPLEMENTARY INFORMATION

CITY OF EVANSTON, ILLINOIS
COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
ASSETS					
Cash	\$ 1,323,108	\$ 374,766	\$ 1,739,373	\$ 2,290,642	\$ 5,727,889
Receivables					
Property tax	376,653	18	457,364	351,528	1,185,563
Leases	-	-	439,826	-	439,826
Accrued interest	-	-	253	-	253
Due from other funds	4,609	1,201	8,920	8,136	22,866
TOTAL ASSETS	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 10,692	\$ 2,973	\$ 109,309	\$ 186,309	\$ 309,283
Total liabilities	10,692	2,973	109,309	186,309	309,283
DEFERRED INFLOWS OF RESOURCES					
Leases	-	-	431,333	-	431,333
Total deferred inflows of resources	-	-	431,333	-	431,333
Total liabilities and deferred inflows of resources	10,692	2,973	540,642	186,309	740,616
FUND BALANCES					
Restricted for redevelopment	1,693,678	373,012	2,105,094	2,463,997	6,635,781
Unassigned	-	-	-	-	-
Total fund balances	1,693,678	373,012	2,105,094	2,463,997	6,635,781
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 1,704,370	\$ 375,985	\$ 2,645,736	\$ 2,650,306	\$ 7,376,397

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
REVENUES					
Property tax	\$ 1,139,750	\$ 224,028	\$ 1,198,459	\$ 1,518,582	\$ 4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
Excess (Deficiency) of Revenues Over Expenditures	1,006,914	219,841	(170,357)	(734,217)	322,181
Other Financing Sources (Uses)					
Transfers (out)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
Total Other Financing Sources (Uses)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, JANUARY 1	951,527	325,004	2,673,564	3,273,214	7,223,309
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)

CITY OF EVANSTON, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2022

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Total (Memorandum Only)
BEGINNING BALANCES, JANUARY 1	\$ 951,527	\$ 325,004	\$ 2,673,564	\$ 3,273,214	\$ 7,223,309
REVENUES					
Property tax	1,139,750	224,028	1,198,459	1,518,582	4,080,819
Investment income	20,930	5,772	46,043	50,722	123,467
Miscellaneous	-	-	76,588	-	76,588
Total revenues	1,160,680	229,800	1,321,090	1,569,304	4,280,874
EXPENDITURES					
Current					
Housing and economic development	153,766	9,959	1,491,447	2,303,521	3,958,693
Total expenditures	153,766	9,959	1,491,447	2,303,521	3,958,693
Excess (Deficiency) of Revenues Over Expenditures	1,006,914	219,841	(170,357)	(734,217)	322,181
Other Financing Sources (Uses)					
Transfers (out)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
Total Other Financing Sources (Uses)	(264,763)	(171,833)	(398,113)	(75,000)	(909,709)
NET CHANGE IN FUND BALANCES	742,151	48,008	(568,470)	(809,217)	(587,528)
FUND BALANCES, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781
ENDING BALANCE BY SOURCE					
Property taxes	\$ 1,669,976	\$ 366,701	\$ 2,057,229	\$ 2,407,807	\$ 6,501,713
Investment income	23,702	6,311	47,865	56,190	134,068
ENDING BALANCE, DECEMBER 31	\$ 1,693,678	\$ 373,012	\$ 2,105,094	\$ 2,463,997	\$ 6,635,781

(See independent auditor's report on supplementary information.)



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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

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

We have examined management's assertion that the City of Evanston, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2022. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City of Evanston, Illinois complied with the aforementioned requirements for the year ended December 31, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

SiKich LLP

Naperville, Illinois
July 28, 2023

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

Primary Use of Redevelopment Project Area*:
*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
For redevelopment projects beginning prior to FY 2022, 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).		
For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ -

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			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ -

Cumulative Total Revenues/Cash Receipts \$ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 135,901.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 135,901

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (135,901)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ (135,901)

* 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 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
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	135,901	
		\$ 135,901
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 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

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

FUND BALANCE BY SOURCE \$ (135,901)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS/(DEFICIT) \$ (135,901)

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

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

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

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
--	--

Property (1):	1917-25 Jackson and 1413-25 Emerson
Street address:	1917-25 Jackson and 1413-25 Emerson
Approximate size or description of property:	
Purchase price:	\$1,675,000
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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

PAGE 1

Page 1 MUST 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.	X
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

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)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1 Name:

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

Project 2 Name:

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

Project 3 Name:

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

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

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

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

4/6/22

33-O-22

AN ORDINANCE

**Approval of the Proposed First Amendment to the
Five-Fifths Redevelopment Project Area**

WHEREAS, the Evanston City Council previously approved the creation of the Five-Fifths Redevelopment Project Area pursuant to ordinances 65-O-21, 66-O-21, and 67-O-21; and

WHEREAS, the boundaries of the previously approved Five-Fifths Redevelopment Project Area incorrectly included two property identification numbers (PIN's) that are already included in the West Evanston Redevelopment Project Area; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (65 ILCS 5/11-74.4-1, et seq., the "TIF Act"), the Mayor and City Council (the "Corporate Authorities") of the City of Evanston, Cook County, Illinois (the "City"), have determined that it is advisable and in the best interests of the City that the City amend the existing Five-Fifths redevelopment project area (the "First Amendment to Five-Fifths Redevelopment Project Area" as further described in Exhibit A, attached hereto and incorporated herein by reference); and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:**

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: *Amended Redevelopment Plan and Project Proposed.* The Corporate Authorities hereby propose approval of the First Amendment of the Redevelopment Project Area attached hereto as Exhibit A.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid application of this ordinance is severable.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Ayes: _____

Nays: _____

Introduced: _____, 2022

Approved:

Adopted: _____, 2022

_____, 2022

Daniel Biss, Mayor

Attest:

Approved as to form:

Stephanie Mendoza, City Clerk

Nicholas E. Cummings, Corporation
Counsel

EXHIBIT A

Description of the Amended Redevelopment Project Area

That part of the City of Evanston, Illinois described as follows:

Beginning at the intersection of the North line of Central Street and the Southwesterly line of Green Bay Road; thence East, along the North line of Central Street, to the East line of Broadway Avenue; thence South to the intersection of the South line of Central Street and the Northeasterly line of Poplar Avenue; thence Southeasterly, along the Northeasterly line of Poplar Avenue, to the West line of Ashland Avenue; thence South, along the Southerly extension of the West line of Ashland Avenue, to the intersection of the South line of Grant Avenue and the Northeasterly right of way line of Chicago and Northwestern Railway; thence Southeasterly, along the Northeasterly right of way line of Chicago and Northwestern Railway, to the North line and its extension of Lot 15 of Block 3 in Evanston Centre 2nd Addition in the Southeast Quarter of Section 12, Township 41 North, Range 13 East of the Third Principal Meridian; thence East along the North line and its extension of said Lot 15 to the East line of Wesley Avenue; thence South, along the East line of Wesley Avenue, to the Northwest corner of Lot 18 of Block 1 in said Evanston Centre 2nd Addition; thence East, along the North line of said Lot 18 and its extension to the Northwest corner of Lot 1 in said Block 1 in Evanston Centre 2nd Addition; thence South to the Southwest corner of said Lot 1, thence East to the Southeast corner of said Lot 1 being the intersection of the North line of Simpson Street and the West line of Asbury Avenue; thence North, along the West line of Asbury Avenue, to the North line and its extension of Leonard Avenue; thence East, along the North line and its extension of Leonard Avenue, to the Southeasterly right of way of Ridge Avenue; thence Southwesterly, along said Southeasterly right of way, to the North line of Simpson Street; thence Southwest to the intersection of the South line of Simpson Street and the Southeasterly right of way line of Ridge Avenue; thence Southwesterly, along the Southeasterly right of way line of Ridge Avenue, to the North line and its extension of Lot 8 in County Clerk's Division of unsubdivided lands in the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian recorded September 12, 1888 as document 1003465 being also a boundary line of Lot 1 of Northwestern University Consolidation recorded September 11, 1996 as document 96693462; thence West, along the last described line, to the Northwest corner of aforesaid Lot 8 being a corner of lot 1 in said Northwestern University Consolidation; thence Southwest, along the East line of Lot 1 in said consolidation, 256.27 feet to a bend point in the Easterly line of said Lot 1; thence continuing Southerly, along the East line of Lot 1, being a curve concave easterly and having a radius of 395.25 feet, an arc distance of 107.79 feet; thence East, along the boundary of Lot, 2.57 feet to a corner of said Lot 1; thence Southwest, along a boundary of Lot 1 a distance of 18.13 feet, more or less, to Southeasterly corner of said Lot 1 being also the Northwest corner of Lot 12 in County Clerk's Division of unsubdivided lands; thence Southeasterly, along a line drawn to a point on the South line of said Lot 12 being 17.0 feet (as measured on the South line of Lot 12) a distance of 94.0 feet; thence Southwesterly at right

angles to the last described line 9.11 feet; thence Southeasterly 82.26 feet, along a line to a point on the South line of aforesaid Lot 12 being 39.06 feet West (as measured on the South line of Lot 12); thence Southeasterly, along a line forming a deflection angle to the left with the prolongation of the last described line, 14.44 feet; thence Southeasterly to the intersection of the South line of Emerson Street and the Northeasterly line of East Railroad Avenue; thence Southwesterly to the Northeast corner of vacated West Railroad Avenue by document 87518006; thence Southeasterly, along the Northeasterly line of vacated West railroad Avenue, to the North line of Lots 8 to 13 of Block 1 in Pratt's Addition to Evanston extended East, being the South line of an alley; thence West, along said South line and its extension, to the East line of Lot 10 in said Block 1 of Pratt's Addition to Evanston; thence South, along the East line and its extension to the South line of Clark Street; thence West along the South line of Clark Street and its extension to the West line of Ridge Avenue; thence Northeasterly, along the West line of Ridge Avenue/Green Bay Road to the South line of Emerson Street; thence West along the South line of Emerson Street to the West line and its extension of the East 30 feet of Lot 19 of Block 4 in Grant and Jackson's Addition to Evanston in the Northeast Quarter of Section 13, Township 41 North, Range 13 and the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian; thence North, along the last described line, to the North line of the East-West alley in said Block 4; thence east, along the North line of said alley, to the East line of the North-South alley in said Block 4; thence North, along said east line, to a bend point in Lot 3 in said Block 4; thence Northeasterly, along the Westerly line of Lots 1, 2 and 3 in said Block 4 to the South line of Foster Street; thence East, along the South line of Foster Street, to the East line of Jackson Avenue; thence North, along the East line of Jackson Avenue to the South line of Lot 11 of Block 2 in Grant and Jackson's Addition to Evanston; thence east, along the South line of Lot 11 and its extension to the East line of a North-South alley in said block 2; thence North, along the East line of said alley, to the Northwest corner of Lot 1 in said Block 2 and the South line of an East-West alley; thence East, along the South line of said alley and its extension to the Southwesterly right of way of the Chicago and Northwestern Railway right of way being also the Northeasterly right of way of Green Bay Road; thence Northwesterly, along said right of way line, to the North line of Simpson Street; thence West, along the North line of Simpson Street, to the East line of Jackson Avenue being the Southwest corner of the Resubdivision of Block 10 in Evanston Centre Addition; thence Southeasterly to the Northwest corner of Block 13 in aforesaid Evanston Centre Addition; thence Southwesterly, along the former Northwesterly right of way line of Chicago and Northwestern Mayfair to Evanston line (now abandoned), to the north line of Foster Street; thence West, along the North line of Foster Street, to the East line and its extension of a North-South alley in Block 6 of McNiell's Addition to Evanston in the Northwest Quarter of the Northeast Quarter of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian; thence South, along the East line and its extension of said alley to the South line of Foster Street; thence West, along the South line of Foster Street to the West line and its extension, to the West line and its extension of a North-South alley in Block 2 of said McNiell's Addition to Evanston being also the West line of Foster Field Resubdivision; thence North, along the West line of Lot 2 of said Foster Field Resubdivision, to the North line of said Lot 2 being also the South line of Lot 4 in Block 2 of aforesaid McNiell's Addition to Evanston; thence East, along the last described line, to the Southeast corner of said Lot 4 being on the West line of

Dewey Avenue; thence North , along the West line of Dewey Avenue, to the North line of Simpson Street; thence West, along the North line of Simpson Street, to the West line of Darrow Avenue; thence North, along the West line of Darrow Avenue, to the North line of Payne Street; thence East, along the North line of Payne Street, to the Southeast corner of Lot 5 in Craven's Resubdivision of Lots 9, 10 and the South Half of Lot 11 of Block 5 of Payne's Addition to Evanston in the Southwest Quarter of the Southeast Quarter of Section 12, Township 41 North, Range 13 East of the Third Principal Meridian; thence North, along the East line of said Lot 5 to the South line and its extension of Lot 6 in in Block 5 of the aforesaid Payne's Addition to Evanston; thence East, along the South line and its extension of Lot 6, to the Southeast corner of Lot 6 being on the West line of Dewey Avenue; thence North, along the West line of Dewey Avenue, to the South line and its extension of Lot 14 in Block 6 of said Payne's Addition to Evanston; thence East, along the South line and its extension of Lot 14 to the Southeast corner of Lot 14 being on the West line of a North-South public alley; thence North, along the West line of said alley to the Northeast corner of Lot 16 in said Block 6 being on the South line of Noyes Street; thence East, along the South line of Noyes Street to the Northeast corner of Lot 1 in Owner's Resubdivision of Lots 1 and 2 of Block 6 in said Payne's Addition to Evanston being on the West line of Ashland Avenue; thence North, along the West line of Ashland Avenue, to its intersection with the Southwesterly line of Green Bay Road; thence Northwesterly, along the Southwesterly line of Green Bay Road to the Northeast corner of Lot 1 in Owner's resubdivision of Lot 21 of Block 11 in North Evanston recorded as document 3426469; thence Southwesterly, along the Northwesterly line of said Lot 1 a distance of 30.0 feet; thence Northeasterly to a point on the Southwesterly line of Green Bay Road being 30.0 feet Northwesterly of the Northeast corner of the aforesaid Lot 1 of Owner's Resubdivision of Lot 21; thence Northwesterly, along the Southwesterly line of Green Bay Road to the point of beginning, all in Cook County, Illinois.

Re: Five-Fifths TIF District

I, Daniel Biss, Mayor of the City of Evanston, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Evanston complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning January 1, 2022 and ending December 31, 2022.

Daniel Biss

MAYOR

09 / 27 / 2023

DATE

RE: Attorney Review City of Evanston Five-Fifths TIF District

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2022 and ending December 31, 2022, to the best of my knowledge and belief.

Sincerely,

Alexandra B. Ruggie

Interim Corporation Counsel