



ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, April 24, 2019 – 7:30 p.m.

Lorraine Morton Civic Center, 2100 Ridge Avenue, City Council Chambers

AGENDA

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES OF February 27, 2019**
- 3. ITEMS FOR CONSIDERATION**
NONE
- 4. ITEMS FOR DISCUSSION**
 - A. Economic Development Annual Report
 - B. Financial Wellness Initiative
 - C. ComEd / Alley Lighting
 - D. MWEBE Report
- 5. COMMUNICATIONS**
 - A. Monthly Economic Development Communication
 - B. Announcements/Updates from EDC Members
- 6. ADJOURNMENT**

Order of Agenda Items is subject to change. Information about the Economic Development Committee is available at http://www.cityofevanston.org/economicdev_special-council-committees/economic-development-committee/index.php. Questions can be directed to Paul Zalmezak at 847.448.8013. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the City Manager's Office 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).



ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, February 27, 2019 – 7:30 p.m.

Lorraine Morton Civic Center, 2100 Ridge Avenue, City Council Chambers

Members Present: Ald. Wynne, Ald. Wilson, Ald. Rue Simmons, J. Sierant, Ald. Rainey, MB Berns, P. Braithwaite (8:15 p.m. arrival)

Members Absent: H. Powell, A. Pigozzi

Staff Present: P. Zalmezak, P. Martínez, S. Flax

1. CALL TO ORDER / DECLARATION OF QUORUM

Meeting called to order at 7:40 p.m.

2. APPROVAL OF MEETING MINUTES OF October 24, 2018

Ald. Rainey moved to approve

Ald. Wynne seconded

Approved 6-0

3. ITEMS FOR CONSIDERATION

A. Great Merchant Grant

Ms. Paulina Martínez explained the application and procurement process followed for the Great Merchant Grant program, and then introduced the total funding request of \$51,443, to cover seven business districts and one affinity group.

The following district representatives were present:

- Central Evanston Business – Donna Walker
- Consortium – Clarence Weaver
- West End – Takisha Keys
- Maple/Foster – Carrie Brown
- Central Street – Tom Erd
- Hill Arts – John Leineweber

Ald. Wilson moved to recommend for approval

Ald. Simmons seconded

Passed 6-0

B. Entrepreneurship Support Program

a. Betty Nelson

Ms. Martínez introduced applicant, Betty Nelson, and summarized the project and request for \$2,500 in Entrepreneurship Support grant funding

Ms. Nelson presented a summary of her startup business, Nelson Career Curators.

Ald. Wilson asked about the Rogers Park Business Alliance GROW Program. Ms. Nelson explained it is a business startup coaching program helping with creating business plans.

Ald. Rainey asked how to access the GROW program and if it is open to all.

Ms. Nelson explained it's open to community, and that it is a six week boot camp.

Ald. Rainey asked Ms. Nelson where she gets her clients/students. Ms. Nelson indicated its word of mouth, networking, etc.

Ald. Wilson moved to recommend approval
Ald. Simmons seconded
Passed 6-0

C. Evanston Development Cooperative Request for Funding

Mr. Zalmezak introduced Sarah Flax, Housing and Grants Manager.
Ms. Flax explained how CDBG funds can be used for economic development initiatives. The Evanston Development Cooperative is a for-profit business, which qualifies them to apply for the funds.

Mr. Dick Co introduced himself as the co-founder. The mission of the cooperative is to build affordable and sensible housing. The requested funds would assist in hiring employees to begin building the housing units they have planned. The request is \$60,000 in CDBG funding.

Ald. Rainey moved to recommend for approval
Ald. Simmons second
Passed 6-0

D. Approval 2019 Meeting Schedule

Ald. Wynne moved to approve
Ald. Wilson second
Approved 6-0

4. ITEMS FOR DISCUSSION

NONE

5. COMMUNICATIONS

A. Monthly Economic Development Communication

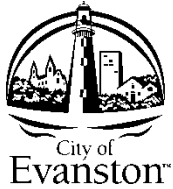
B. Announcements/Updates from EDC Members

Ald. Rainey and Ald. Rue Simmons expressed their concerns about lack of loading zones and parking in their respective wards, specifically at 415 Howard and Church and Dodge.

Ald. Braithwaite expressed concerns about transmission lines between the 5th and 2nd Wards, and their impediment for development.

6. ADJOURNMENT

Adjourned at 8:20 p.m.



Memorandum

To: Chair and Members of Economic Development Committee

From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Division Manager
Paulina Martínez, Assistant to the City Manager
Katie Boden, Economic Development Specialist

Subject: Presentation of the Economic Development 2018 Annual Report

Date: April 15, 2019

Discussion:

Economic Development staff will present a summary of the attached annual report.

Attachments:

- Evanston Development Annual Report (2018)

To: Chair & Members of the Economic Development Committee

From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Division Manager
Paulina Martinez, Assistant to the City Manager

Subject: 2018 Economic Development Annual Report

Date: March 27, 2019

By several measures, the Evanston economy continued to thrive in 2018. Over 30 new general businesses opened in 2018 with nine expansions. This is in addition to fourteen new food establishments. Unemployment rates, too, are the lowest in a decade. With limited space availability, rents continue to rise - good for landlords but challenging for smaller independent businesses.



Office vacancy rates are the lowest of suburban communities and competitive with the hottest Chicago neighborhoods. The nationwide urban trend of coworking continues to thrive in Evanston with the opening and expansion of Industrious at 909 Davis now with 114 offices, lounges, and telephone rooms occupying 37,000 square feet. This is in addition to local start-up 818 Coworking at 818 Lake Street, CoLab Evanston's new space at 1880 Oak and the classic trend setter Creative Coworking at 922 Davis. All are in Evanston to benefit from talent access, Northwestern University, transit adjacency and quality of life.



Despite the tumultuous shift in the retail economy, Evanston's retail vacancy rate is the lowest it has been in ten years. Some entrepreneurs are sensing a shift to tangible/tactile experiences and have created beautiful spaces for merchant goods. Assembly Creators Market at 1642 Orrington belies the online sales trend with a beautiful storefront featuring handcrafted jewelry, clothing, and accessories. Booked at 506 Main Street features a small sized child's door providing entrance to a beautifully designed bookstore curated by Evanstonian Chelsea Elward. Theo Ubique, an 88 seat cabaret theater on Howard Street is bringing live performance back to Howard Street.

Evanston remains a destination for libation. Binny's recently completed a stunning renovation of the former Whole Foods store at 1111 Chicago Avenue complementing the existing independent wine and craft beverage scene established by Vinic, Wine Goddess, Evanston First, FEW, Peckish Pig, North Shore Cidery, Sketchbook, Temperance and Smylie Brothers.

Demand for opportunities remains strong. Three tower cranes on the edges of downtown Evanston are constructing 831 Emerson, 1450 Sherman and 1727 Oak. The resulting residential mid-rises will create over 650 units housing approximately 1,000 new downtown residents. Combined with potential new office development in downtown Evanston, the daytime office population and resident population promises to support a very competitive retail and restaurant environment.



Affordable housing and workforce development remains a focus of the City. Despite strong economic indicators, it remains a City Council goal to support residents who are not benefitting from improvements. The residential developments under construction each had an affordable housing contribution requirement. The City continues to support funding for workforce development initiatives including Youth Job Center career pathways program, the Small Business Workforce Development Fund, and the Entrepreneurship Support Program. Mayor Hagerty has launched the Elevate Evanston initiative, designed to convene business leaders and workforce partners to in a coordinated fashion to promote employment opportunities, job training, and career education.

While job creation is important, so is the creation of new businesses. Evanston is a center of entrepreneurship led not only by Northwestern's The Garage but also independent entrepreneurs who have chosen to live and work here as a result of the high quality of life and

access to talent. The City of Evanston recognized that the environment is especially challenging for minority and women startups.

Entrepreneurship Support Program Grants

 <p>12 Evanston Businesses Assisted</p>	 <p>\$30,000 provided in seed money</p>	 <ul style="list-style-type: none"> • POS Systems • Accounting Services • And more
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Evanston’s twelve Merchant Districts offer a mix of unique independent boutiques and destination businesses alongside national retailers. Think Dave’s Rock Shop around the corner from Walgreens, Brothers K across the street from Starbucks, or Edzo’s down the street from Epic Burger. The Great Merchant Grants program has elevated the shopping experience in Evanston and helped spur significant investment for Church and Dodge as a result of City Council approved funding for improvements to the Gibbs Morrison Cultural Center and facade improvements for 1900 Church Street.

Great Merchant Grants

 <p>\$56,300 in City Council approved grants</p>	 <p>70 Planters throughout the City</p>	 <p>61 Banners Installed</p>
 <p>Advertising Campaigns Created</p>	 <p>Wildlife Habitat Certified Garden</p>	 <p>Significant Investment</p>



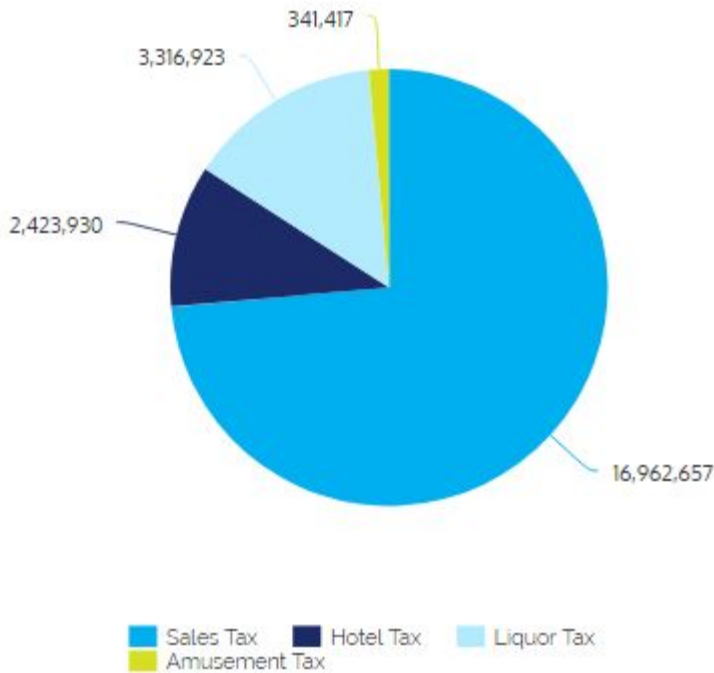
Flowers were planted year round across the City



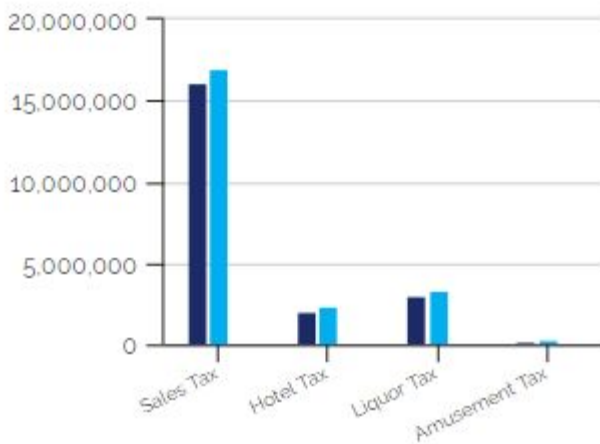
New Awnings on Church & Dodge

Evanston benefits most from its diversity: its diverse population, its diverse housing stock, and its diverse economic opportunities. Smart and sustainable economic growth, managed by an engaged community, will ensure new/expanded sources of revenue to support the high level of services Evanstonians demand. The following data demonstrates that Evanston continues to be an attractive place for growth.

Tax Revenues



\$ Evanston Sales, Hotel, Liquor, and Amusement Taxes 2018¹



Category	2017	2018	% Increase
Sales Tax	\$16,070,630	\$16,962,657	5.5%
Hotel tax	\$2,009,287	\$2,423,930	20.6%
Liquor Tax	\$3,009,899	\$3,316,923	10.2%
Amusement Tax	\$247,968	\$341,417	37.7%
Total	\$21,337,784	\$23,044,927	8.0%

Note: 2018 unaudited

Expense By Sub-Categories

Year Over Year Comparison

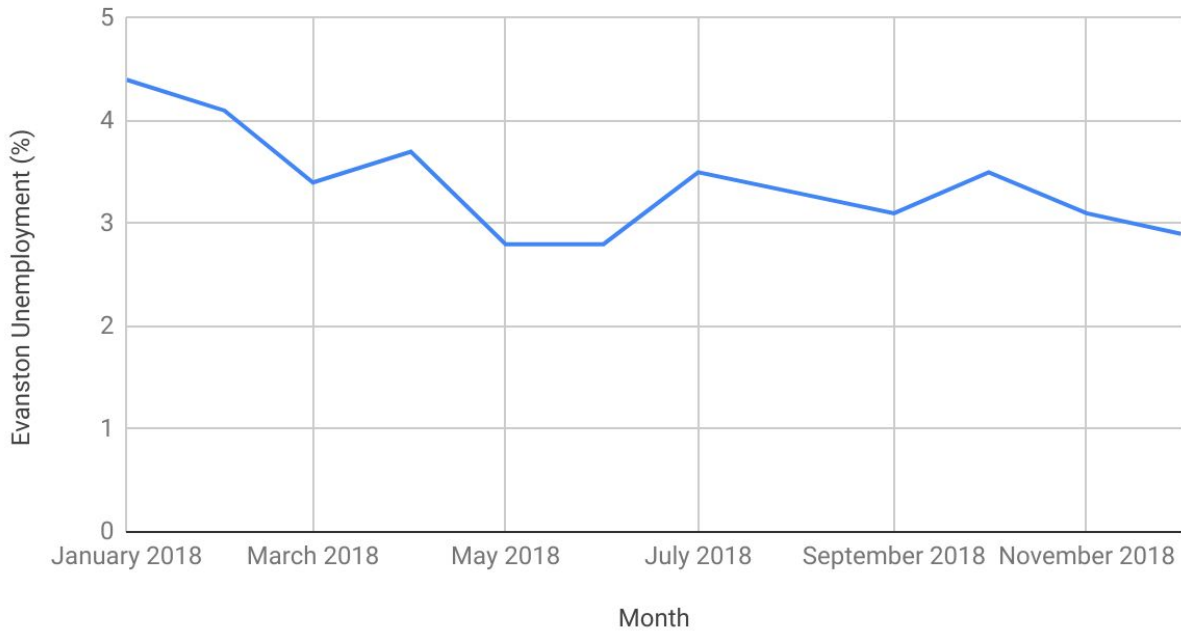
Evanston collected over \$23 million in total revenues from liquor, hotel, sales, and amusement taxes in 2018¹ representing a year over year increase of 8% in total and an increase in each category as summarized above.

¹ Unaudited

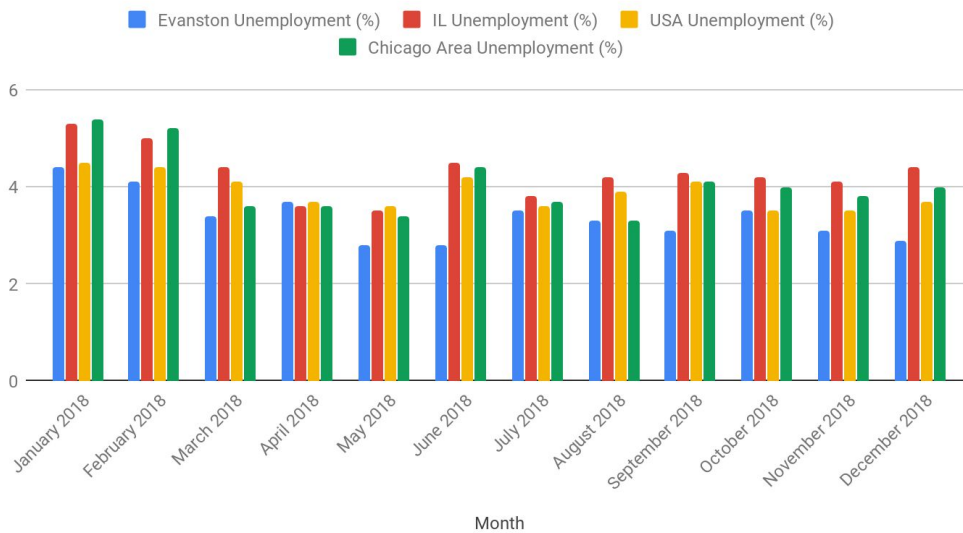
Unemployment Rates

Evanstonians actively seeking employment declined to a low of 2.8% during the summer of 2018 with a yearlong average of 3.3%. Evanston's unemployment rate was lower than US, State of Illinois, and the Chicago region throughout the year.

Evanston Unemployment (%) 2018



2018 Unemployment Rates - Evanston comparison

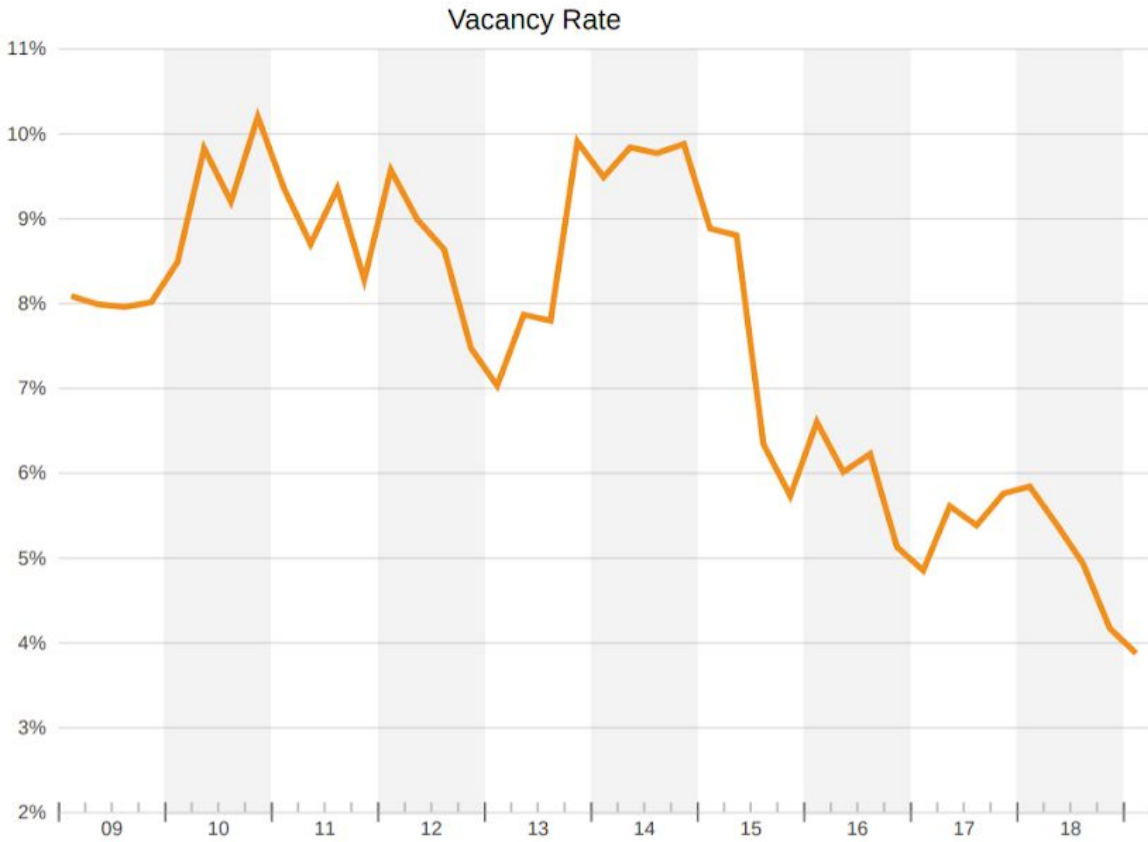


Retail

Despite the radical changes in the retail world, the Evanston retail market remains fundamentally strong. Vacancy rates are at a ten year low at approximately 4%. Space is at a premium throughout Evanston's merchant districts. The limited vacancies are primarily along Church Street in downtown Evanston near Maple Avenue - a short term challenge resulting from shifts in the retail market and ownership expectations of rents.

Evanston Retail Vacancy Rate (2009-2018)

Source: CoStar



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Evanston Retail Market Rents Per Square Foot (2009-2018)

Source: CoStar



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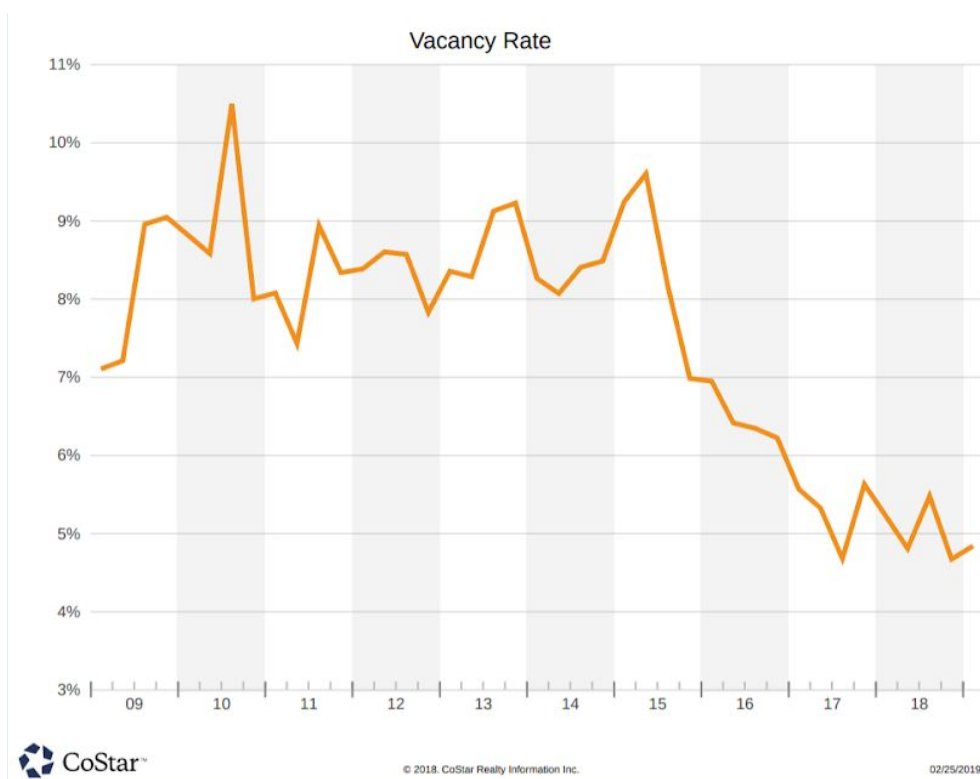
Office Vacancy and Rent Data

The Evanston office market remained strong throughout 2018, ending the year with a vacancy rate under 5% and rents approaching \$30 per square foot. This is highly comparable to pricing in the Loop and West Loop. Evanston is benefitting from its lakefront location, as home to Northwestern University, its transit connectivity to the highly educated labor force, and the high quality of life. Crain's Chicago Business recognized these trends in its coverage of the \$32 million sale of 500 Davis Street office building.

<https://www.chicagobusiness.com/commercial-real-estate/chicago-investor-flips-evanston-building-32-million>

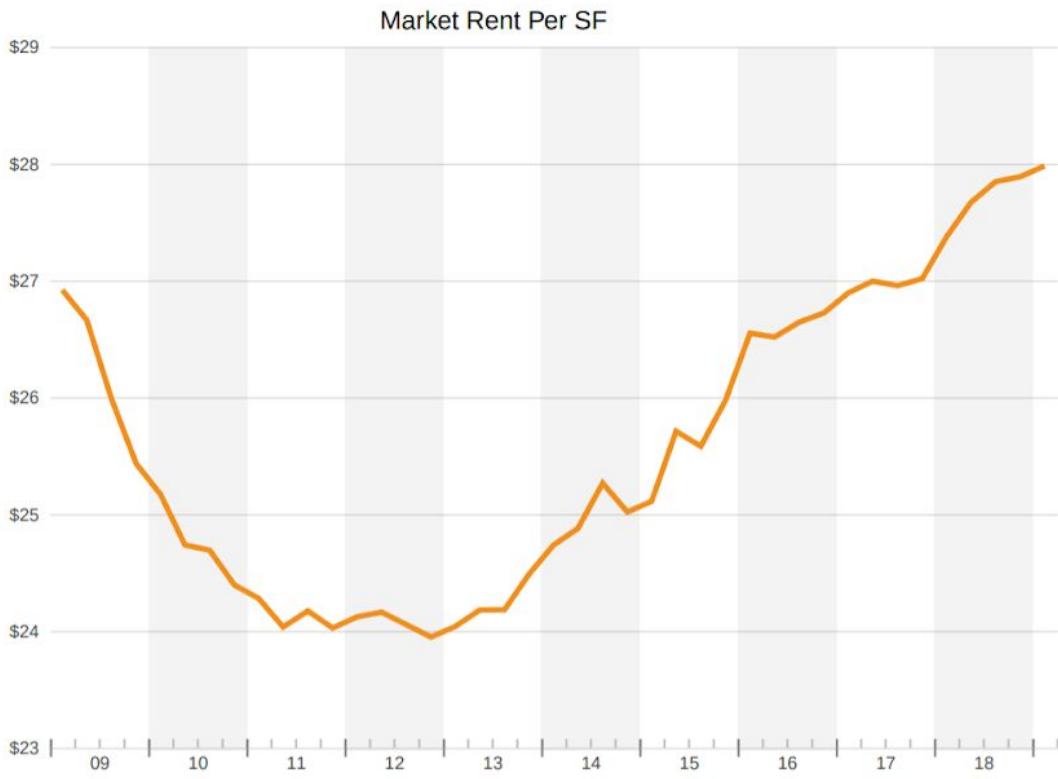
Evanston Office Vacancy Rates (2009-2018)

Source: CoStar



Evanston Office Market Rate Rents (2009-2018)

Source: CoStar



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New Businesses

2018 Business Licenses Issued			
#	Company	Address	Ward
1	Floyd's 99 Barbershop	1741 Sherman Avenue	1
2	Uncle Dan's	1600 Sherman Avenue	1
3	Brick House Services, LLC	1603 Orrington	1
4	Assembly Creators Market	1642 Orrington	1
5	Let's Talk Mobile LLC (Xfinity Mobile Store)	1608 Sherman Avenue	1
6	Manazani Landscaping, Inc.	1314 Dewey Avenue	2
7	Issaq Auto Group	2225 Main Street	2
8	Midwest Auto Sport	1910 Greenwood	2
9	Edgewater Candles LLC	2113 Greenleaf Street	2
10	Jose's Auto Detailing	1951 Dempster	2
11	Sammic Corp	1225 Hartrey	2
12	Lamassu Auto Service, Inc	1322 Dodge Ave	2
13	Master Wireless Dodge	845 Dodge Avenue	2
14	Amanda Evanston Freund Studio & Gallery	1310 Chicago Ave	2
15	Impact Construction Services	711 Chicago Avenue	3
16	Autobarn Motors Ltd	1033 Chicago Avenue	3
17	Stumble and Relish	1312 Chicago Avenue	3
18	Modern Vibe	611 Dempster Street	3
19	Botanic Apothecary	1306 Chicago Avenue	3
20	NiceLena & Friends	1235 Chicago Ave	3
21	Greater Chicago Kitchen and Bath	928 Chicago Avenue	3
22	Booked	507 Main Street	3
23	Club Pilates	745 Chicago Ave	3
24	Nicado Publishing, Inc.	701 Main Street	4
25	Pilates Connection	1609 Oak Street	4
26	Orion Diagnostics & Chiropractic Center	1507 Chicago Avenue	4
27	Industrious Coworking	909 Davis	4
28	One River School of Art + Design	1033-1035 Davis Street	4
29	Districon Solutions	909 Davis	4

30	Squeezebox Books & Music	743 Main	4
31	Four Finches (ownership change)	1310 Sherman Ave	4
32	Dawn Skin Studio	828 Davis Street	4
33	Barre Code (new ownership)	604 Davis Street	4
34	Designer Stone Outlet	3006 Central Street	6
35	Amy Kartheiser Design LLC	1804 Central St	7
36	Electronic Processing of North America	1307 Central St	7
37	Autobarn Direct	2201 Autobarn Place	8
38	Ashley Beauty Supply	751 Howard Street	8
39	Autobarn Alfa Romeo-Fiat of Evanston	2201 Autobarn Pl	8
40	Autobarn Mazda of Evanston	2201 Autobarn Pl	8
41	Vision 20/20	525 Howard Street	8
42	Deccans, Inc.	550 Hartrey	9

2018 Food Establishment Licenses Issued [1]			
#	Food Establishment Name	Address	Ward
1	Kilwins Chocolates, Fudge and Ice Cream	1724 SHERMAN AVE	1
2	Soban Korea	819 NOYES ST	1
3	Colectivo Coffee Roasters	716 CHURCH ST	1
4	Prairie Moon	1635 CHICAGO AVE	1
5	Papa John's	1743 BENSON AVE	1
6	Clarke's	720 CLARK ST	1
7	Kung Fu Tea	726 CLARK ST	1
8	Spoonfoolery	2113 GREENLEAF ST 4	2
9	Sushibox - SC6444	2450 MAIN ST	2
10	Da Jerk Pit	2430 MAIN ST	2
11	Sugar & Spice	2000 DEMPSTER ST #C	2
12	Binny's Beverage Depot	1111 CHICAGO AVE	3
13	French Kiss Cafe	517 DEMPSTER ST	3
14	Chicago Hot Dog & Co	1009 DAVIS ST	4
15	10Q Chicken	816 CHURCH ST	4
16	Falcon Eddy's Barbeque	825 CHURCH ST	4
17	Bat17	1709 BENSON AVE	4

18	Lao Sze Chuan	1633 ORRINGTON AVE	4
19	Rama Express	1601 SIMPSON ST 3	5
20	Gotta B Crepes	2901 CENTRAL ST	6
21	Backlot Hospitality	1042 WESLEY AVE	7
22	The Spice House	1941 CENTRAL ST	7
23	Taste of Jamaica Evanston	741 HOWARD ST	9

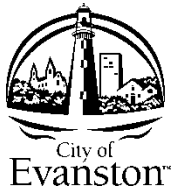
[1] not including food establishments on Northwestern University campus

Projects Approved by the Economic Development Committee 2018

<i>program</i>	<i>project</i>	<i>ward</i>	Total
Entrepreneurship Support Program	Aerospace Careers	5	\$ 2,500.00
	Agortles Made It	2	\$ 2,500.00
	Best 1 Built	4	\$ 1,805.00
	C&W Market	5	\$ 2,979.00
	Eye Boutique	4	\$ 2,500.00
	Fresh Prints	2	\$ 1,840.00
	Hair Science	8	\$ 2,500.00
	Hubris Wealth	8	\$ 2,500.00
	iKandi Hair Studio	7	\$2,500.00
	Lashing Out	5	\$2,500.00
	Pop Pour Sip	8	\$ 2,484.00
	Total Transformation	1	\$2,500.00
Entrepreneurship Support Program Total			\$29,108.00
Equity in Arts Hiring Program	Mudlark Theater Arts Hiring Program	3	\$25,000.00
Equity in Arts Hiring Program Total			\$25,000.00
Evanston Codes	Code Evanston/Blue1647	Citywide	\$75,000.00
Evanston Codes Total			\$75,000.00
Great Merchant Grant	Downtown Evanston Fountain Sq PR	4	\$ 5,000.00
	Great Merchant Grant - CEBA	5	\$10,000.00
	Great Merchant Grant - Central Street Business Association	6,7	\$10,000.00
	Great Merchant Grant - Dr. Hill Arts Business Association	5	\$10,000.00

	Great Merchant Grant - West End Business Association	2,9	\$10,000.00
	Great Merchant Grant - West Village Business Association	2	\$10,000.00
	Howard Street Business Association	8	\$10,000.00
	Tour de Noir	Citywide	\$2,025.00
Great Merchant Grant Total			\$67,025.00
Loan	Cafe Coralie (Sweet Vendome)	8	\$50,000.00
	Good to Go	8	\$25,000.00
	Hip Circle Empowerment	8	\$24,889.00
Loan Total			\$99,889.00
Small Business Workforce Development Program	Evanston Rebuilding Warehouse Workforce Development	2	\$15,000.00
Small Business Workforce Development Program Total			\$15,000.00
Storefront Modernization Program	10Q Chicken	4	\$3,401.66
	1101 Howard Street	8	\$14,000.00
	Booked	3	\$4,748.40
	Church & Dodge & Simpson	5	\$77,676.00
	Connections Health	1	\$2,705.00
	James R Collins	5	\$25,546.00
	Linmay Studio	3	\$696.66
	Marty Kless	4	\$18,143.00
	Ort Resale	3	\$1,505.00
	Prairie Moon	1	\$10,000.00
	Squeezebox Books & Music	4	\$3,441.66
	Stepping Out on Faith	4	\$823.66
Storefront Modernization Program Total			\$162,687.04
Theo Ubique Theater	Theo Ubique Theater	8	\$1,500,000.00
Theo Ubique Theater Total			\$1,500,000.00
TIF Assistance	Cafe Coralie (Sweet Vendome)	8	\$50,000.00
	Hip Circle Empowerment	8	\$40,359.00
TIF Assistance Total			\$90,359.00

Grand Total \$2,064,068.04



Memorandum

To: Chair and Members of Economic Development Committee

From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Division Manager

Subject: Financial Wellness Initiative

Date: April 15, 2019

Discussion:

At the request of Alderman Rue Simmons, Economic Development staff will be coordinating with private sector partners to launch a financial wellness initiative aimed at providing personal finance education to assist Evanston residents with building wealth to enable participation in capital and credit markets. Specifically, personal financial wellness education should lead to increased levels of business startup activity, decreased debt, increased home ownership, and overall improved community health resulting from stress reduction.

What is financial wellness? The Consumer Financial Protection Bureau (CFPB), the U.S. government agency responsible for consumer protection in the financial sector, defines financial well-being as “a state of being wherein you:

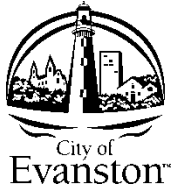
- Have control over day-to-day, month-to-month finances;
- Have the capacity to absorb a financial shock;
- Are on track to meet your financial goals; and
- Have the financial freedom to make the choices that allow you to enjoy life.”¹

Staff will coordinate a meeting with Evanston banks, credit unions, YWCA, Center for Financial Services Innovation, Housing Opportunity Development Corporation (HODC), Money Management International, and other personal finance organizations and professionals to design a private sector driven financial wellness initiative and help promote the initiative through City of Evanston social media and newsletters and the creation of a financial-wellness micro-website.

¹ https://files.consumerfinance.gov/f/201501_cfpb_report_financial-well-being.pdf

It is anticipated that the wellness initiative would include programming such as pre-purchase homebuyer counseling, down payment assistance, retirement savings, credit education, budgeting, etc.

Staff will return with an update at the June Economic Development Committee.



Memorandum

To: Chair and Members of Economic Development Committee

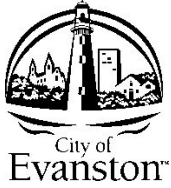
From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Division Manager

Subject: ComEd Coordination and Alley Lighting

Date: April 15, 2019

Discussion:

At the request of Alderman Peter Braithwaite through his referral at the March 18, 2019 City Council meeting, staff has invited representatives of ComEd to the April 24, 2019 meeting of the Economic Development Committee to discuss alley lighting, transmission line infrastructure, and coordination activities in general.



Memorandum

To: Chair and Members of Economic Development Committee

From: Johanna Leonard, Community Development Director
Paul Zalmezak, Economic Development Division Manager

Subject: MWEBE Report

Date: April 15, 2019

Discussion:

At the request of Committee Chair Alderman Rue Simmons, staff will present a summary of 2018 MWEBE activities as a discussion item for the Economic Development Committee.

Economic Development Project Tracker

Economic Development	Business District Activities		
WEST SIDE (CEBA/Church & Dodge)			
Project	Address	Ward	Latest Update
Foster School / Family Focus	2010 Dewey	5	Property for sale. Pursuing reuse options.
1801 Church	1801 Church	5	Vacant lot owned by Daniel Cheifetz available for development.
2113 Dewey	2113 Dewey	5	City owned residential vacant parcels north of 1801 Church (former Chevron). Pursuing potential uses.
1829 Simpson Street	1829 Simpson	5	Plans TBD
Former Fresh Foods	1723 Simpson	5	For lease or sale.
Double Clutch Brewery	2119 Ashland	5	Converting space to a brewpub and special events space. Building permits next step
Jamaican Restaurant	1905 Church	5	Restaurant to open in former Bozell Imports
Masonic Temple	Emerson	5	Architect owner renovating building for architects office
5th Ward Bank	TBD	5	Staff working with banks to identify potential locations for a bank in the 5th ward
Central Evanston Business Association (CEBA)	N/A	5	2019 Great Merchant Grant application approved. Spring planters and banners to be installed by the end of April.
Hill Arts Business Association	N/A	5	2019 Great Merchant Grant application approved. Spring planters to be installed by the end of April.
West Evanston Plan	N/A	5	Staff to continue efforts to implement plan
Gyros Planet	1903 Church	5	New owners for Gyros Planet. Gran opening expected on 4/26.
Gibbs Morrison Cafe Space	1823 Church	5	City to issue request for letters of intent for cafe operator in former First Slice space
Project	Address	Ward	Latest Update
Hack Studio	2510 Green Bay Rd	7	Hack Studio closed. Space available for sale. Plans for event space from current owner canceled

1801 Central Street	1801 Central	7	In Adjudication. Fines levied and will increase if repair not completed by April 19, 2019. Next Steps TBD
Vacant Former 7-Eleven	Ewing & Central	6	Owner seeking tenants
Central Rug and Carpet	3006 Central	6	Landlord seeking tenants.
2929 Central Street	2929 Central	6	Ribbon-cutting held on 4/23/19 for Normandy builders.
Lush Wine & Spirits	2022 Central	7	Monitoring
Central Street Metra Station Café		7	UP plans to hire broker on hold during Metra negotiations
Nick's Organic	2628 Gross Point	6	Review was provided to Nick's Organics at DAPR meeting. They will return with revised concept at a later meeting.
Central Street Business Association	N/A	6,7	Great Merchant Grant 2019 application approved. Staff working with Teska on SSA feasibility study; next stakeholders meeting is on 4/30/19.
DOWNTOWN			
Project	Address	Ward	Latest Update
820 Davis Property	820 Davis	4	New Owner planning significant renovation
1743 Sherman Ave	1743 Sherman	1	Slated for new restaurant Bare Naked Bowls, architect working on interior changes
Former Studio Media (Kelch space)	1028 Davis	4	PHILZ coffee leased 2,000 sq ft. chiropractor to lease remaining space at rear
Trammell Crow Senior Housing	1007 Church	2	Construction underway
1611 Chicago Avenue	1611 Chicago	1	3,200 sq ft new retail space available for lease
Burger King (Downtown)	1740 Orrington	1	Interested developers have contacted property owner.
Sherman Plaza Retail	1620 Sherman	1	800 Degrees Pizza space remains vacant.
Vacant Davis Fish Market Space	501 Davis	1	Owner divided into several smaller storefronts for lease
717 Church	717 Church	1	2nd floor above Andy's/Sprint Store/Chipotle remains available for lease
The Merion Retail	1611 Chicago	1	Joy Yee is to relocate to the corner space at Chicago/Davis.
Church Street Plaza	1705 Maple	1	New Salon Lofts concept opening in former Buffalo Wild Wings location.

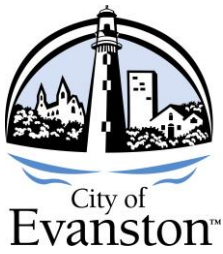
			Former American Apparel, Arthur Hill Office, and Uncle Dan's space available.
National Towel Building Site	815 Ridge	2	Senior housing project construction planned. Finalizing submission for building permit
Albion Residential	1454-1508 Sherman	1	Construction ongoing
1571 Maple	1571 Maple	1	1,500 sq ft available
605 Davis & Chase Bank Drive Thru	605 Davis	4	Developer considering options for redevelopment
1020 Church	1020 Church	4	Owner seeking buyer for building
Sojourner Church	1708 Oak	2	New owner considering development options
Las Palmas	817 University	1	Building owner considering options
Copycat	1830 Sherman	1	Property owner seeking tenants for garden level
King Homes	1555 Oak	4	Cameel Halim purchased property. Plans TBD.
Whole Foods Downtown		4	Staff will monitor in light of Amazon purchase of Whole Foods
E2 Retail	1890 Maple	2	Space on maple available.
Falcon Eddy's	825 Church		Restaurant temporarily closed.
Tealicious Bubble	1565 Sherman	4	Leased Sushi Burrito location
HOWARD STREET			
Project	Address	Ward	Latest Update
City Grange	128-130 Chicago	8	Due diligence ongoing for redevelopment of former parking lot and auto repair shop into mixed use residential development with garden center retail / education space.
Mobil	140 Chicago Ave	8	Owners upgrading gas station
Gaynor Monument	222 Chicago Ave	8	Building demolished. Owner to determine potential reuse
CJE Senior Life Expansion	999 Howard	8	CJE Senior Life plans an affordable senior housing development

Vacant lot next to Theo Ubique	717 Howard	8	The contract was awarded to Chicagoland Paving on April 8. Construction will start in June, and it projected to be completed in September.
729 Howard Street	727-729 Howard	8	City owned property for lease. Approximately 2,000 sq ft
747 Howard	747 Howard	8	available for lease
Former Sherwin Williams Howard Street	611-21 Howard	8	Received positive recommendation at ZBA. The item will be presented at P&D on May 13.
Vape847	327 Howard	8	Pending Fire, Life and Safety Inspection
Neon Design	519 Howard	8	Pending Fire, Life and Safety Inspection
Frontline North	609A Howard	8	Now open. Planning to do a grand opening on May 24.
Caribbean Shipping - 705 Howard	705 Howard	8	Monitoring
Howard Street Business Association	N/A	8	2019 Great Merchant Grant application approved. Spring planters to be installed by the end of March. Planning an open house in July.
Montelimar Bread Co.	1731 Howard	8	Montelimar Bread Co. is going through the Food License application to open in Evanston.
MAIN DEMPSTER MILE			
Project	Address	Ward	Latest Update
Main/Chicago	847 Chicago	3	Stone Realty retail broker actively pursuing tenants for remaining retail space
Former ORT Space	915 Chicago	3	Ten Thousand Villages leased space. Space under renovation including new storefront
Main Street Metra Station	600 Main	3	Union Pacific hiring broker to market vacant space.
Vacant Paramour Bungalow Space	812 Dempster	3	Seeking tenants. Space 900 taking over half of the remaining space.
710 Main Street	710 Main	4	Reprise Coffee continues construction on space
Hewn	810 Dempster	4	Coordinate with Hewn for potential production expansion.
Dard Property	912 Custer	4	City Council P&D approved plans for 40 townhouses. Vacant DARD building to be demolished
Autobarn	1034 Chicago	3	Public Meeting to present opportunity/seek community input

Connoisseur Rugs property	1000 Chicago	3	Public Meeting to present opportunity/seek community input
Main Street Streetscape	Main Street, Hinman to Maple	3 & 4	Construction expected in 2020. Coordination meeting with merchants occurred 4/17/2019
Sketchbook	821 Chicago	3	Plans to expand into space occupied by Evanston Family Dental. Also seeking space to expand production.
WEST END / WEST VILLAGE			
Project	Address	Ward	Latest Update
West End Business Association	N/A	2	2019 Great Merchant Grant application approved. Spring planters to be installed by the end of March. The group is planning manufacturing day tour for high school students and their annual block party.
West Village Business Association	N/A	2	2019 Great Merchant Grant application approved. Spring planters to be installed by the end of March.
Art District	Florence/Greenleaf	2	Working with artists in neighborhood on art district planning concept
1108 Dodge (Former Evanston Auto Glass)	1108 Dodge	2	For lease or sale
Reed Biedler Building	1275 Hartrey	2	Pursuing tenants for limited vacancies
2222 Oakton Street	2222 Oakton	8	City Council Introduced Approval to negotiate sale to Clark Street Real Estate to renovate as First Ascent Climbing Gym. Staff negotiating
Oakton Car Wash	2425 Oakton	9	Plan Commission Recommended for approval
Evanston Plaza	1924-26 Dempster	2	AutoZone now open. Two remaining spaces in final stages of lease negotiations
1335 Dodge Ave. (CNE)	1335 Dodge	2	Commercial property for sale

Economic Development Loans

Loan Status	Borrower		Date Loan Funded	Original Loan Amount	Monthly Payment	Total Amount Paid			Balance in Arrears	Remaining Balance to be Paid [1]	Date Loan Terminates
	Name	Address				<i>Principal</i>	<i>Interest</i>	<i>Total</i>			
OPEN	Ward Eight	629 Howard St.	3.15.12	\$130,000.00	\$1,316.19	\$75,134.72	\$23,629.53	\$98,764.25	\$ -	\$54,865.28	12.1.22
OPEN	Evanston North Shore Contractor's Cooperative	1817 Church	8.14.12	\$200,000.00	\$1,028.26	\$22,258.14	\$30,183.12	\$52,441.26		\$177,741.86	1.5.20
OPEN	Hip Circle Empowerment Center	727 Howard St.	6.1.18	\$24,889.50	\$447.23	\$4,288.40	\$631.13	\$4,919.53		\$20,601.10	
OPEN	Little Beans	430 Asbury Ave.	2.1.14	\$75,000.00	\$832.65	\$21,983.83	\$13,910.12	\$35,893.95		\$53,016.17	1.31.25



MONTHLY RETT REPORT FOR MARCH 2019

TO: City Council
 FROM: Leticia A. Blackman
 SUBJECT: RETT REPORT – MARCH 2019
 BUDGET 2019 **\$4,150,000.00**

FY 2018

FY 2019

MONTH	AMOUNT	TRANSACTIONS	MONTH	AMOUNT	TRANSACTIONS	CUMULATIVE
JANUARY	147,018	69	JANUARY	123,715	45	123,715
FEBRUARY	166,865	53	FEBRUARY	112,610	54	236,325
MARCH	181,500	80	MARCH	290,943	89	527,268
APRIL	272,735	101	APRIL			
MAY	366,950	138	MAY			
JUNE	788,452	166	JUNE			
JULY	355,020	118	JULY			
AUGUST	401,215	159	AUGUST			
SEPTEMBER	252,080	85	SEPTEMBER			
OCTOBER	381,675	83	OCTOBER			
NOVEMBER	209,085	67	NOVEMBER			
DECEMBER	309,041	79	DECEMBER			

MARCH 2019 Revenues were reduced to reflect this expenditure: \$0

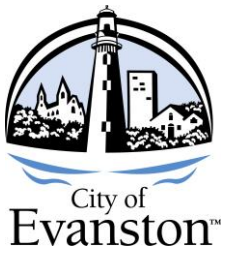
Monthly average needed to meet budget \$345,833.00

FY 2019 Monthly Average: \$175,756.00

53 EXEMPTIONS @ \$100.00 each: \$5,300.00; CUMULATIVE: \$15,400.00

\$ MILLION (6) SALES IN MARCH 2019

- 1) 03/07/2019 – 820 Davis Street, \$10,600,000.00, Tax: \$95,400.00; Seller: 820 Davis, LLC; Buyer: BV FMV 820 Davis Owner, LLC
- 2) 03/11/2019 – 1629 Judson Ave, \$1,215,000.00, Tax: \$6,075.00; Seller: Bropri, LC; Buyer: Zimmerman
- 3) 03/15/2019 – 1514 Judson Ave, \$1,045,000.00, Tax: \$5,225.00; Seller: Bernstein; Buyer: Cohen
- 4) 03/19/2019 – 2515 Jackson Ave, \$1,107,500.00, Tax: \$5,540.00; Seller: McCartney; Buyer: Olson
- 5) 03/20/2019 – 2412 Central Park Ave, \$1,175,000.00, Tax: \$5,875.00; Seller: Sears Coder; Buyer: Pultorak
- 6) 03/29/2019 – 2323 Orrington Ave, \$1,550,000.00, Tax: \$10,850.00; Seller: Zunamon; Buyer: Holmes



MONTHLY RETT REPORT FOR MARCH 2019

COMMERCIAL (1) SALES IN MARCH 2019

- 1) 03/07/2019 – 820 Davis Street, \$10,600,000.00, Tax: \$95,400.00; Seller: 820 Davis, LLC; Buyer: BV FMV
820 Davis Owner, LLC