



**Equity and Empowerment Commission
Thursday, November 18, 2021
Lorraine H. Morton Civic Center
12:00 AM**

To view: <https://www.cityofevanston.org/government/equity-empowerment/equity-and-empowerment-commission>

AGENDA

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. APPROVAL OF MINUTES

A. Approval of the October 21, 2021, Meeting Minutes 4 - 6

Staff recommends approval of the minutes for the Equity and Empowerment Commission meeting of October 21, 2021.

For Action

[Equity and Empowerment Commission - Oct 21 2021 - Minutes - Pdf](#)

3. PUBLIC COMMENT

4. CONSIDERATION

A. Approval of the 2022 Meeting Schedule for the Equity and Empowerment Commission 7

Approval of the Equity and Empowerment Commission 2022 calendar year meeting schedule.

For Action

[Discussion of the 2022 Commission Meeting Schedule - Pdf](#)

- B. **Approval of 117-O-21 "Amending Title 2, Chapter 12 of the Evanston City Code "Equity and Empowerment Commission"** 8 - 12

Amending Title 2, Chapter 12, "Equity and Empowerment Commission" for City Council approval.

For Action

[117-O-21, "Equity and Empowerment Commission" and Discussion regarding Commission member vacancies - Attachment - Pdf](#)

5. DISCUSSION

- A. **Discussion regarding the Intergovernmental Agreement between the City of Evanston and Evanston/Skokie School District No. 65 Regarding the Five-Fifths Tax Increment Financing District** 13 - 27

Commissioner Cannon recommends a discussion related to the recent intergovernmental agreement with the City of Evanston and Evanston/Skokie School District NO. 65 as it relates to the Five-Fifths Tax Increment Financing District.

For Discussion

[Discussion regarding the Intergovernmental Agreement between the City of Evanston and Evanston/Skokie School District No. 65 Regarding the Five-Fifths - Pdf](#)

- B. **Equity Survey Distribution Plan**

Staff recommends the Commission consider a survey distribution plan prior to the release of the survey on Tuesday, January 18, 2022.

For Discussion

6. COMMUNICATION

- A. **City of Evanston Accessibility Plan Update Community Workshops** 28 - 29

Commissioner Grover requested information related to the upcoming Accessibility Plan Update workshops to be held between November 10 to December 2.

For Action: Accept and Place on File

[City of Evanston Accessibility Plan Update Community Workshops - Attachment - Pdf](#)

7. REPORTS

8. ADJOURNMENT

The next Commission meeting is scheduled for December 16, 2021.

Mission Statement

The Equity and Empowerment Commission's (EEC) mission is to develop shared recognition, and language of the history and impact of structural racism in Evanston, and develop tools and practices to achieve racial equity for all residents.



MINUTES
Equity and Empowerment Commission

Thursday, October 21, 2021 at 6:30 PM
Lorraine H. Morton Civic Center, Virtual

COMMITTEE MEMBER PRESENT:

Karla Thomas, Vice-Chair; Darlene Cannon, Commissioner; Devon Reid, Councilmember; Jane Grover, Commissioner; Kady McFadden, Commissioner; Kymberly Walton, Commissioner; LaShandra Rayfield, Commissioner; and Omar Salem, Commissioner

COMMITTEE MEMBER ABSENT:

Alejandra Ibañez, Chair; Councilmember Cicely Fleming

OTHER PRESENT:

Kimberly Richardson, Deputy City Manager, Meagan Jones, Neighborhood and Land Use Planner, and 5 guests

1. CALL TO ORDER

A. New Member Welcome and Introductions

Vice-Chair Thomas called the meeting to order at 6:35 p.m. Ms. Thomas started the meeting by introducing the new members on the Equity and Empowerment Commission. Commissioner Cannon, McFadden, Rayfield, and Salem were appointed in early October by the City Council. The Commission said their goodbyes and well wishes to ICMA Fellow, Shenicka Hohenkirk, as she departs the City at the end of the week.

2. APPROVAL OF MINUTES

A. Approval of the September 16, 2021, Meeting Minutes

Staff recommends approval of the minutes for the Equity and Empowerment Commission meeting of September 21, 2021.

For Action

Moved by Commissioner Kymberly Walton

Seconded by Commissioner Jane Grover

Ayes: Commissioner Jane Grover, Commissioner Kymberly Walton, Commissioner Darlene Cannon, Vice Chair Karla Thomas, Commissioner Kady McFadden, Commissioner LaShandra Rayfield, and Commissioner Omar Salem

Approved 7-0 on a recorded vote

3. PUBLIC COMMENT

Community member Mr. Bennet Johnson spoke on the Five/Fifth TIF District.

4. DISCUSSION

A. Discussion of the Equity and Empowerment Commission 2022 Meeting Schedule

Ms. Richardson provided the Commission with the draft calendar of the 2023 meeting calendar. Commissioner Grover informed staff that the dates were off by a day and requested that the Commission consider not meeting during Passover. Ms. Richardson stated that she will provide a corrected meeting schedule and include any dates before and after Passover for consideration.

B. Creation of a Working Group to Develop an Equity Assessment Tool

Vice-Chair Thomas spoke on the creation of the working group to develop an equity rubric for the Commission to use to evaluate the city policies again at an equity lens. The working group will consist of 3 members from the Commission. Commissioner Cannon and Rayfield stated their interest in joining Vice-Chair Thomas on the working group.

C. Status Update of Commission 2021 Assignments

Ms. Richardson informed the Commission on the status of the community survey and Commission ordinance legal review. Ms. Richardson requested Dr. Alvin Tillery of Northwestern University to review the draft of the community survey to receive feedback on the survey design. He did reach out to Ms. Richardson and stated he would take a look and provide feedback to the Commission. Secondly, she informed the Commission that the Law Department review of the language to the Equity and Empowerment Commission enabling ordinance is in process. She will have their comments for the next meeting.

5. REPORTS

A. Update on Year One of the Racial Equity Diversity Inclusion (REDI) Committee

Ms. Richardson introduced, Meagan Jones, co-lead of the REDI Committee and the Neighborhood and Land Use Planner for the City of Evanston. The REDI Committee started in January 2021, a group of 16 City employees spanning multiple departments use a Plan Do Study Act (PDSA) model in an effort to dismantle institutional racism embedded in the policies and practices of the City. The REDI model views racial equity as an inclusive, continual process rather than solely an output. It is heavily focused on policy rather than individual bias and is an iterative process that needs at least a three-year time commitment.

6. COMMUNICATION

Draft

Equity and Empowerment Commission
October 21, 2021

7. ADJOURNMENT

Vice-Chair Thomas called the meeting to adjournment at 7:53 p.m.



Memorandum

To: Members of the Equity and Empowerment Commission
From: Kimberly Richardson, Deputy City Manager
Subject: Approval of the 2022 Meeting Schedule for the Equity and Empowerment Commission
Date: November 18, 2021

Recommended Action:

Approval of the 2022 calendar year meeting schedule for the Equity and Empowerment Commission.

Commission Action:

For Action

Summary:

In accordance with the Open Meetings Act, at the beginning of each calendar, the Equity and Empowerment Commission must give public notice of its regular meeting schedule.

Equity and Empowerment Commission meets every third Thursday of each month from 6:30 p.m. to 8:30 p.m. The meeting location is at Morton Civic Center, 2100 Ridge Avenue. Currently the Commission meeting is held virtually until further notice.

Proposed meeting dates are as follows:

Thursday, January 20, 2022	Thursday, July 21, 2022
Thursday, February 17, 2022	Thursday, August 18, 2022
Thursday, March 17, 2022	Thursday, September 15, 2022
Thursday, April 25, 2022 **	Thursday, October 20, 2022
Thursday, May 19, 2022	Thursday, November 17, 2022
Thursday, June 16, 2022	Thursday, December 15, 2022

**Passover begins April 16 and concludes April 23. In observance of Passover, the April meeting will move to April 25.



Memorandum

To: Members of the Equity and Empowerment Commission
From: Kimberly Richardson, Deputy City Manager
Subject: Approval of 117-O-21 "Amending Title 2, Chapter 12 of the Evanston City Code "Equity and Empowerment Commission"
Date: November 18, 2021

Recommended Action:

Amending Title 2, Chapter 12, "Equity and Empowerment Commission" for City Council approval

Council Action:

For Action

Summary:

Attached is a copy of Title 2, Chapter 12, "Equity and Empowerment Commission" as amended the Commission, and includes comments from the law department for consideration as the language for the ordinance is finalized.

Legislative History:

85-O-17, "Creating Title 2, Chapter 12 of the Evanston City Code Forming an "Equity and Empowerment Commission"

Attachments:

[117-O-21 Amending 2-12 -DRAFT](#)

10/20/2021

117-O-21

AN ORDINANCE

Amending Title 2, Chapter 12 of the Evanston City Code “Equity and Empowerment Commission”

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

SECTION 1: Legislative Statement. This Ordinance creates a City of Evanston Equity and Empowerment Commission whose primary function is to address issues of access, equity, and empowerment within the City. Diversity and inclusion are core values of the Evanston community. The City Council determines that it is in the best interest of the City to create an Equity and Empowerment Commission to achieve lasting change, leverage diversity, and actively practice inclusion.

Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule units be given the broadest powers possible” (*Scadron v. City of Des Plaines*, 153 Ill.2d 164). Pursuant to 65 ILCS 5/1-2-1, the City may make all rules and regulations to carry into effect the powers granted to the City, such broad and general grant of authority complementing the City’s home rule powers. At meetings held in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*), the City Council considered this Ordinance, heard public comment, and made findings. It is well-settled law in Illinois that the legislative judgment of the City Council must be considered presumptively valid (*see Glenview State Bank v. Village of*

Deerfield, 213 Ill.App.3d 747(1991)) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124 (1995)).

The City Council finds that creating an entity that proactively addresses issues of equity and empowerment in the City of Evanston is a priority. The City Council desires to amend the City Code to create an Equity and Empowerment Commission.

SECTION 2: Title 2, Chapter 12 of the Evanston City Code of 2012, as amended ("City Code"), is hereby further amended and shall read as follows:

CHAPTER 12 – EQUITY AND EMPOWERMENT COMMISSION

2-12-1: PURPOSE.

The purpose of the Equity & Empowerment Commission ("Commission") is to identify systems of inequity, and guided by resident voices, hold the City of Evanston and its governing leadership bodies accountable for dismantling racist policies and practices as they rebuild equitable ones. The scope of these efforts includes systems within City services, programs, and policies, including decision-making processes and practices, and eradicate inequities in the City of Evanston, including City services, programs, human resources practices, and decision-making processes. The Commission will work with community partners and businesses to promote equity and inclusion within the City and provide guidance, education, and assistance to City Departments to build capacity in achieving equitable outcomes and services. Further, the Commission will be transparent and collaborative with both internal and external individuals and entities, holding all accountable for measurable improvements and outcomes. Finally, the Commission will promote, support, and build capacity with laws, ordinances, and regulations related to equity and empowerment within the City.

- Comment [AR1]:** I would suggest using "with resident input"
- Comment [AR2]:** I think it would be good to specify how the City will be held accountable
- Comment [AR3]:** I am not entirely sure of the intent here, but this may usurp the power of the City Manager.

2-12-2: MEMBERSHIP.

The Commission consists of nine (9) members who serve without compensation and are residents of the City of Evanston. The members must include the following:

- (A) One (1) member who has the training and/or experience representing the needs of those who have a physical or mental disability;
- (B) Five (5) members who have experience in racial equity ~~human rights~~, social justice advocacy, or similar areas;
- (C) One (1) member who is a bilingual Spanish speaker; and
- (D) Two (2) members who are Councilmembers. ~~One (1) member who is an Alderman.~~

The Commission's membership must reflect the demographic makeup of the City of Evanston population, including but not limited to: race, color, religion, national origin, sex, sexual orientation, gender identity, marital status, age, source of income, physical disability or mental disability.

2-12-3: TERM.

Commission members are appointed to three (3) year terms by the Mayor with the advice and consent of the City Council. ~~Non-aldermanic~~ Members may serve for not more than two (2) full terms.

2-12-4: POWERS AND DUTIES.

In carrying out its responsibilities, the Commission must:

- ~~(A) Evaluate, develop and recommend equity tools to be used to examine policies, practices, services and programs;~~
- ~~(B) Develop ways to measure and monitor community relations, race relations, and civil rights issues, particularly those that are sources of intergroup conflict;~~
- ~~(C) Study and investigate problems of prejudice, bigotry, and discrimination for the purpose of developing action strategies to eliminate these problems;~~
- ~~(D) Develop strategies to improve quality of life, livability and equity for all residents of Evanston;~~
- (A) Identify and recommend a Racial Equity framework to be used by City Commissions, Committees, and the City Manager to examine policies, practices, services and programs and all significant decisions made across the City.
- (B) Develop a process and mechanism for community members to evaluate the quality of life, livability and impact of the City of Evanston's racial equity work and progress. Publish equity annual report based on community survey/ feedback results.
- (C) Forward-looking: Developing an Equity Review (Score Card) of new City policy and practices to help guide a more equitable development of that policy.
- (D) Evaluate and develop new policies/ ordinances for issues that are referred to the committee by the City Council, Mayor or the Commission Chair. These projects would have to meet the project threshold rubric as outlined by the Commission.
- (E) Continually foster alignment between the equity goals of the City Manager's Office, the Mayor, City Council and the EEC.
- ~~(F)~~ (E) Submit an annual report to City Council on the goals, activities and accomplishments of the Commission; and
- ~~(G)~~ (F) Create subcommittees, as necessary, in furtherance of the Commission's purpose.

Comment [AR4]: This is vague. Vague language is discouraged in legislation as the Commission evolves, the people involved may not understand what this means.

Comment [AR5]: This is included in Part (F). You may want to include the intent to publish there.

Comment [AR6]: Ordinances can be amended in the future, but unless the Commission can commit to this now, it should not be codified.

Comment [AR7]: This should read "Evaluate and recommend" This is an advisory board.

2-12-5: ADOPTION OF RULES; SELECTION OF A CHAIRPERSON.

The Commission must annually elect a Chairperson from among its members. The



Memorandum

To: Members of the Equity and Empowerment Commission
From: Kimberly Richardson, Deputy City Manager
Subject: Discussion regarding the Intergovernmental Agreement between the City of Evanston and Evanston/Skokie School District No. 65 Regarding the Five-Fifths Tax Increment Financing District
Date: November 18, 2021

Recommended Action:

Commissioner Cannon recommends a discussion related to the recent intergovernmental agreement with the City of Evanston and Evanston/Skokie School District NO. 65 as it relates to the Five-Fifths Tax Increment Financing District.

Commission Action:

For Discussion

Summary:

On October 25, 2021, the City Council discussed and voted down Resolution 120-R-21, Authorizing the Interim City Manager to Execute an Intergovernmental Agreement between the City of Evanston and Evanston/Skokie School District No. 65 Regarding the Five-Fifths Tax Incremental Finance. During the same meeting, the Council voted in favor Ordinances 65-O-21, 66-O-21, and 67-O-21 establishing the Five-Fifths Tax Increment Finance (TIF) District located within the boundaries of the Fifth Ward.

Attachments:

[Intergovernmental Agreement between the City of Evanston and Evanston/Skokie School District 65](#)

120-R-21

A RESOLUTION

Authorizing the Interim City Manager to Execute an Intergovernmental Agreement with Evanston/Skokie School District No. 65 Regarding the Five-Fifths Tax Increment Finance District

WHEREAS, the City of Evanston (“City”), located in Cook County, Illinois, is a home rule unit of government under the provisions of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the ability to enter into agreements; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970, the Intergovernmental Cooperation Act (5 ILCS 22/1 et seq.) and Sections 1-4-6 and 11-1-2.1 of the Illinois Municipal Code (65 ILCS 5/11-1-2.1), authorize and encourage intergovernmental cooperation among enforcement agencies to provide police protection; and

WHEREAS, the City intends to redevelop and encourage residential use, retail, commercial and institutional uses to upgrade, expand and modernize facilities within the City as part of its ongoing economic development planning; and

WHEREAS, the City has proposed a Five-Fifths Redevelopment Project Area (the “TIF District”) located in the north central portion of Evanston; and

WHEREAS, the proposed TIF District includes approximately two hundred eighty-four (284) tax parcels located to the east and west of Green Bay Road, to Ridge Avenue to the east, to Darrow Avenue to the west, and to Leonard Place to the north and Emerson Street to the south. A map of the proposed TIF District is attached hereto as Exhibit A; and

WHEREAS, City staff and officials have engaged extensively in multiple meetings with members of the community and Evanston/Skokie School District No. 65 (“District 65”) regarding the proposed Five-Fifths TIF District; and

WHEREAS, community members and District 65 have expressed concerns with the proposed TIF District, including potential displacement and gentrification in the community, and with the potential benefits it will provide the community; and

WHEREAS, the City believes that the proposed Five-Fifths TIF District will provide numerous benefits to the community; and

WHEREAS, the City and District 65 negotiated an Intergovernmental Agreement which includes commitments by both parties to address the concerns;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

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

SECTION 2: That the Interim City Manager is hereby authorized and directed to sign, and the City Clerk is hereby directed to attest on behalf of the City, the IGA with District 65, attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 3: The Interim City Manager is hereby authorized and directed to negotiate any additional conditions of the Agreement that she deems to be in the best interest of the City.

SECTION 4: This Resolution shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.

~2~

Daniel Biss, Mayor

Attest:

Approved as to form:

Stephanie Mendoza, Deputy City Clerk

Nicholas E. Cummings, Corporation
Counsel

Adopted: _____, 2021

~3~

EXHIBIT 1

**Intergovernmental Agreement Between the City of Evanston and
Evanston/Skokie School District No. 65 Regarding the
Five-Fifths Tax Increment Financing District**

~4~

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE
CITY OF EVANSTON AND EVANSTON/SKOKIE SCHOOL
DISTRICT NO. 65 REGARDING THE FIVE-FIFTHS TAX
INCREMENT FINANCING DISTRICT**

This INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is between the City of Evanston (the “City”) and Evanston/Skokie School District No. 65 (the “School District”). Individually, the City and District 65 shall be referred to in this Agreement as a “Party” and collectively referred to as the “Parties.” In consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Section 1. Background.

A. The City is pursuing and intends to further pursue, private and public investment, development, and redevelopment of properties within the boundaries of the City.

B. The City, to further such investment, development, and redevelopment, may approve and create a tax increment redevelopment plan and project, designate the tax increment redevelopment project area, and adopt tax increment financing relative to the City’s proposed Five-Fifths Redevelopment Project Area (the “TIF District”), which includes approximately two hundred eighty-four (284) tax parcels located to the east and west of Green Bay Road, to Ridge Avenue to the east, to Darrow Avenue to the west, and to Leonard Place to the north and Emerson Street to the south legally described and depicted in Exhibit A and Exhibit B, respectively, attached hereto and made a part hereof, in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (“TIF Act”).

C. The School District has agreed to support the establishment of the TIF District and the City’s use of tax increment financing within the TIF District provided the Parties enter into this

Agreement, the agreements described in Section 3.F below. and perform their respective obligations hereunder.

D. The Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government and school districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance.

E. The Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government or school district may be exercised and enjoyed jointly with any other units of local government or school districts.

F. Section 4(b) of the TIF Act, 65 ILCS 5/11-74.4-4(b), authorizes municipalities to enter into agreements with overlapping taxing bodies necessary or incidental to implementing or maintaining a tax increment financing redevelopment plan and/or project.

G. The Parties believe that racial equity forms the foundation for this proposed TIF plan, and the intended investments and the restrictions contained in this Agreement provide assurance that TIF funding should be devoted to those most in need.

H. The Parties have determined that it is in their respective best interests, and the best interests of their constituents, to enter into this Agreement.

Section 2. Definitions. The following words and phrases in this Agreement have the following meanings, whether the words and phrases are used in the singular or plural:

A. “Incremental Property Taxes” means that portion of the *ad valorem* real estate taxes, if any, arising from the taxes levied upon equalized assessed valuation (“EAV”) which taxes are actually collected and paid to the City, and which are attributable to the increase in the EAV of the TIF District over and above the EAV of the TIF District in question at the time of the formation of the TIF District,

all as reported by the Cook County Clerk, pursuant to and in accordance with 65 ILCS 5/11-74.4-8 of the TIF Act and the ordinances creating the TIF District.

Section 3. City Obligations.

A. Home Ownership Retention. The City shall prioritize the use of Incremental Property Taxes for residential repairs and improvements to encourage home ownership retention, to improve and maintain existing rental housing as desired by existing homeowners and allow aging in place, and to discourage the displacement of current residents residing in the TIF district due to increased tax burdens. The types of repairs and improvements contemplated in this Agreement are intended to maintain affordable housing and not to unreasonably increase the equalized assessed value of residential properties. The City may accomplish this commitment by implementing the following, including but not limited to:

1. The use of Incremental Property Taxes for structural repairs, such as roofing, chimney, and window repairs;
2. The use of Incremental Property Taxes for systems improvements, such as HVAC, electrical, and plumbing systems;
3. The use of Incremental Property Taxes to encourage climate resiliency measures, such as energy efficiency upgrades and the use of solar panels;
4. The use of Incremental Property Taxes to prioritize senior citizens, members of the disabled community, long-time homeowners, and low-income residents; and
5. Educate TIF District residents regarding the property tax appeal processes.

B. Affordable Housing. The City shall use Incremental Property Taxes for affordable housing (which shall align with the City's ordinances regarding the type of housing that constitutes affordable housing) measures to help retain existing homeowners and renters and to support current small and mid-sized landlords. The City may accomplish this commitment by implementing the following, include but are not limited to:

1. The use of Incremental Property Taxes to fund the construction of affordable housing development in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3(q)(11)(E);
2. The use of Incremental Property Taxes to assist small and mid-sized landlords with repairs and renovation to existing “naturally occurring” affordable rental housing units;
3. The use of Incremental Property Taxes to expand the number of accessory dwelling units;
4. The use of Incremental Property Taxes to expand homeowner community land trust programming; and
5. The use of Incremental Property Taxes to offer homeowners, especially the elderly, licensed real estate and financial services.

C. Workforce Development. The City shall use Incremental Property Taxes to support workforce development by assisting small businesses with programs to train employees for current and future jobs and focusing that training on residents of the proposed TIF District. The City may accomplish this commitment by implementing the following, including but not limited to:

1. Use of Incremental Property Taxes to train residents of the proposed TIF District;
2. Use of Incremental Property Taxes to support creation of job training programs for businesses located within the TIF district;
3. Use of Incremental Property Taxes to focus on training for new infrastructure jobs and top workforce opportunities as defined by large local employers within the TIF district; and
4. Use of Incremental Property Taxes for childcare space expansion and support.

D. Infrastructure Improvement. The City shall use Incremental Property Taxes for infrastructure by funding new infrastructure and maintaining existing infrastructure, some of which has suffered from deferred maintenance. The City may accomplish this commitment by focusing on

including but not limited to the following: water, sewer, street, sidewalk, bike path, walking path and wayfinding projects.

E. Public Spaces. The City shall use Incremental Property Taxes for public spaces, including community centers and recreational spaces, to a high-quality standard that is equal to or exceeds the quality of facilities in other areas of the City.

F. Business District Improvement. The City shall use Incremental Property Taxes for Business District improvement by supporting small businesses in the TIF District, including in areas in or around Simpson/Ashland; Emerson/Asbury and Green Bay Road. The City may accomplish this commitment by doing the following, including but not limited to:

- a. Using Incremental Property Taxes for façade improvement programs including awnings, tuck-pointing, storefront glass, doors and signage;
- b. Using Incremental Property Taxes for Storefront Modernization programs focused on interior renovations and leasehold improvements affixed to the property including HVAC, plumbing, and electrical systems;
- c. Using Incremental Property Taxes to aid in improving business capacity;
- d. Using Incremental Property Taxes for streetscape improvements;
- e. Using Incremental Property Taxes for Business District identity, signage and lighting improvements.

G. Prohibited Uses for Incremental Property Taxes. The City shall not use or support the use of Incremental Property Taxes for: eminent domain, neighborhood clearance, funding for a new Civic Center, or luxury residential development out of character with the existing community.

H. Revenue Sharing. The City will negotiate in good faith with taxing entities, including the School District, revenue sharing agreements that contemplate the appropriate distribution to taxing

entities of Incremental Property Taxes attributable to the TIF District, including specifically, the fair distribution of Incremental Property Taxes attributable to 1815 Ridge Road and the Civic Center.

I. Surplus. The City shall annually analyze non-committed incremental property taxes generated within the TIF District and consider whether to declare some or all such incremental property taxes as surplus revenue pursuant to Section 7 of the TIF Act, 65 ILCS 5/11-74.4-7

Section 4. School District Obligations.

A. Fifth Ward School. The School District shall make good faith efforts to pursue the establishment of a school within the TIF District or the Fifth Ward without a referendum to the extent permitted by law.

B. MWBE Contractors. The School District shall implement goals substantially similar to the City's current goals regarding contracting with minority and women and Evanston based business enterprises related to purchasing, construction, contracting, and workforce development to the extent permitted by law.

Section 5. Miscellaneous.

A. Consent, Approval and Waiver. A Party's consent, approval or waiver shall be made in writing, be signed by the chief administrative officer of the Party, or his or her designee, and sent to the other Party.

B. Successors. This Agreement shall be binding upon the Parties and their successors, including, without limitation, successor corporate authorities of the City and the School District.

C. Integration. This Agreement represents the entire agreement between the City and the School District regarding the subject matters hereof. No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the Parties as required by law. No express or implied covenants or

representations have been made concerning the subject matter of this Agreement unless expressly stated in this Agreement. Any prior written or oral negotiations not contained in this Agreement are of no force or effect whatsoever. In signing this Agreement, the Parties have not and do not rely on any statements, inducements, promises, or representations made by any other Party hereto or the agents, representatives, or attorneys or any Party regarding the subject matter, basis, or effect of this Agreement, except those specifically set forth in this Agreement.

D. Severability and No Waiver. If any material section, subsection, sentence, clause, or phrase of this Agreement is for any reason held to be invalid either Party may terminate this Agreement upon 30 days written notice. If any non-material section, subsection, sentence, clause, or phrase of this Agreement is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this Agreement. The failure of any Party to enforce any provision in this Agreement shall not be construed as a waiver of any such provision or prevent such Party thereafter from enforcing such provision or any other provision of this Agreement.

E. Term. This Agreement shall remain in effect until the dissolution of the TIF District or until such other time as the Parties may mutually agree in writing.

F. Injunctive Relief. It is hereby agreed and acknowledged that it will be impossible to measure in money the damage that would be suffered if either Party fails to comply with any of the obligations or commitment contained in this Agreement. In the event of any such failure, the aggrieved Party will be irreparably damaged and will not have an adequate remedy at law. The aggrieved Party shall, therefore, be entitled (in addition to any other remedy to which it may be entitled in law or in equity) to injunctive relief, including specific performance, to enforce such obligations and commitment, and if any action should be brought in equity to enforce any of the provisions of this Agreement, none of the parties hereto shall raise the defense that there is an adequate remedy at law.

G. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Illinois without regard to conflict of law principles. Jurisdiction and venue for all disputes shall be the Circuit Court located in Cook County, Illinois, or the federal district court for the Northern District of Illinois.

H. Counterparts. This Agreement may be executed by the Parties in multiple counterparts which, when taken together, shall be deemed on and the same instrument.

I. Effective Date. This Agreement shall be effective after approval by the City Council and the Board of Education, and on the date the last of the Parties executes this Agreement (the “Effective Date”).

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed by their authorized officials.

**CITY OF EVANSTON, Cook County,
Illinois**

**BOARD OF EDUCATION,
EVANSTON/SKOKIE SCHOOL
DISTRICT NO. 65, Cook County, Illinois**

By: _____
Interim City Manager

By: _____
President

Attest: _____
Clerk

Attest: _____
Secretary

Date: _____

Date: _____

EXHIBIT A
Legal Description

EXHIBIT B
Depiction



Memorandum

To: Members of the Equity and Empowerment Commission
From: Kimberly Richardson, Deputy City Manager
Subject: City of Evanston Accessibility Plan Update Community Workshops
Date: November 18, 2021

Recommended Action:

Commissioner Grover requested information related to the upcoming Accessibility Plan Update workshops to be held between November 10 and December 2.

Commission Action:

For Action: Accept and Place on File

Summary:

The City of Evanston is seeking input from the community as part of its [Accessibility is Freedom: Americans with Disabilities Act \(ADA\) Transition Plan Update](#).

In partnership with Altura Solutions, the City aims to create a blueprint for Evanston to enhance accessibility throughout its parks, municipal facilities, sidewalks and intersections, and programs and services well into the next decade. The process seeks to ensure everyone in the community can fully navigate Evanston's public spaces and activities.

There are a number of ways community members can participate in this process:

Public Workshop, November 18

The City will host its first public workshop on the ADA Transition Plan Update on Thursday, November 18, from 4 p.m. to 7 p.m., at the Levy Senior Center, Bobby's Room, 300 Dodge Ave. Community members are invited to drop in at any time to learn more about the project and help identify accessibility gaps, their most-used facilities and parks, and how to make the city more accessible for all. American Sign Language (ASL) interpretation will be available at the workshop throughout the event.

Virtual Workshop and Survey, November 18 through December 2

A virtual workshop will also be available on the project website, evanstonaccessibility.com, beginning November 18. Visitors can learn more and take a survey at their leisure anytime between November 18 and December 2.

For more information about the City's ADA Transition Plan Update, please visit evanstonaccessibility.com or call/text 847-448-4311. For convenience, community members may simply dial 311 in Evanston.