## FY 2020 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	Evanston	Reporting F	iscal Year:	2020
County:	Cook	Fiscal Year End:		12/31/2020
Unit Code:	016/175/30	<u>-</u>		
	FY 2020 TIF Administ	rator Contac	ct Information	
First Name: Hitesh		Last Name:	Desai	
Address: 2100 Ridg	je Avenue	Title:	Chief Financial Officer	
Telephone: 847-448-4	311	City:	Evanston	Zip: 60201-2796
E-mail- required hdesai@d	cityofevanston.org			
I attest to the best of m	ny knowledge, that this FY 2020 rep	ort of the rec	levelopment project area(	s)
in the City/Village of:			Evanston	
-	ate pursuant to Tax Increment Alloca overy Law [65 ILCS 5/11-74.6-10 et.		elopment Act [65 ILCS 5/1	1-74.4-3 et. seq.] and
Hitesh D	Pesai		9/11/2021	
Written signature of	ΓIF Administrator		Date	
Section 1 (65 ILCS 5/	11-74.4-5 (d) (1.5) and 65 ILCS 5/1	1-74.6-22 (d)	(1.5)*)	
	FILL OUT ONE FO	OR <u>each</u> ti	F DISTICT	
Name of Red	evelopment Project Area		ate Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
				1

FILL OUT ONE FO	OR <u>EACH</u> TIF DISTICT	
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Dempster Dodge TIF District -TIF No.7	6/25/201	.2

<sup>\*</sup>All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

## SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2020

1 1 2020
Name of Redevelopment Project Area (below):
Dempster Dodge-TIF District No. 7
Primary Use of Redevelopment Project Area*: CBD
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

## Please utilize the information below to properly label the Attachments.

If yes, please enclose the amendment (labeled Attachment A).  Contribution of the Chief Executive Officer of the municipality that the municipality has compiled with all of the requirements of the Act during the preceding fiscal year. (6s ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]  Please enclose the CFO Certification (Jabeled Attachment B).  Opinion of legal counsel that municipality is in compliance with the Act. (6s 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).  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) and 5/11-74.6-22 (d) (7) (C) and 5/11-74.6-22 (d) (2) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A		No	Yes
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	If yes, please enclose the list only, not actual agreements (labeled Attachment M).		

# SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)) Provide an analysis of the special tax allocation fund.

## FY 2020

## Dempster Dodge-TIF District No. 7

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

SOURCE of Revenue/Cash Receipts:	R	venue/Cash eceipts for ent Reporting Year	Re	Cumulative Totals of evenue/Cash ceipts for life of TIF	% of Total
Property Tax Increment	\$	170,306	\$	478,031	18%
State Sales Tax Increment	\$	-	\$	-	0%
Local Sales Tax Increment	\$	-	\$	-	0%
State Utility Tax Increment	\$	-	\$	-	0%
Local Utility Tax Increment	\$	-	\$	-	0%
Interest	\$	796	\$	2,901	0%
Land/Building Sale Proceeds	\$	-	\$	-	0%
Bond Proceeds	\$	-	\$	2,040,000	77%
Transfers from Municipal Sources	\$	-	\$	-	0%
Private Sources	\$	-	\$	-	0%
Other (identify source; if multiple other sources, attach				·	
schedule)	\$	100,000	\$	127,512	5%

	<u> </u>		7		
All Amount Deposited in Special Tax Allocation Fund	\$	271,102			
Cumulative Total Revenues/Cash Receipts			\$	2,648,444	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	166,643			
Transfers to Municipal Sources Distribution of Surplus	\$	-			
Total Expenditures/Disbursements	\$	166,643			
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	104,459			
Previous Year Adjustment (Explain Below)	\$	-			
FUND BALANCE, END OF REPORTING PERIOD*	\$	212,262			
* If there is a positive fund balance at the end of the reporting period, y	ou must		ectio	n 3.3	
Previous Year Explanation:					

FY 2020

TIF NAME:

#### Dempster Dodge-TIF District No. 7

## ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs )

#### PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10	Amounts	Reporting Fiscal Year
(o)] 1. Cost of studies, surveys, development of plans, and specifications. Implementation and	Amounts	Reporting Fiscal Year
administration of the redevelopment plan, staff and professional service cost.		
administration of the redevelopment plan, stain and professional service cost.		
Housing and Economic Development	773	
transfer out	165,870	
Wallow Cut	,	
		\$ 166,643
2. Annual administrative cost.		Ψ 100,010
	+	\$ -
3. Cost of marketing sites		-
3. Cost of marketing sites.		
		\$ -
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 constructuion of public works or improvements		-
Costs of the constructuion of public works or improvements.		
	1	\$ -

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
Cost of job training and retraining projects.		Ť
o. Oost of job training and retraining projects.		
		0
		-
9. Financing costs.		
Transfers out		
		\$ -
10. Capital costs.		
·		
		-
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing		
projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
	I	-

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		-
11.1 dyname in ned 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.		
redevelopment project.		
		\$ -
17. Cost of day care services.		
		0
40 Other		-
18. Other.	-	
	-	
		\$ -
	1	1 -
TOTAL ITEMIZED EXPENDITURES		\$ 166,643

FΥ	20	2	n

ΤI	F	N	Α	М	F

**Dempster Dodge-TIF District No. 7** 

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

Name	Service	Amount
	1	<u> </u>

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

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

FY 2020 **Dempster Dodge-TIF District No. 7** TIF NAME: **FUND BALANCE BY SOURCE** \$ 212,262 **Amount of Original** Issuance **Amount Designated** 1. Description of Debt Obligations Taxable G.O Corporate Bonds Series 2017C \$ 2,040,000 1,945,000 **Total Amount Designated for Obligations** \$ 2,040,000 1,945,000 2. Description of Project Costs to be Paid Redevelopment Project Costs Reimbursements 1,000,000 \$ 1,000,000 **Total Amount Designated for Project Costs** 

2,945,000

(2,732,738)

\$

**TOTAL AMOUNT DESIGNATED** 

SURPLUS/(DEFICIT)

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

FY 2020

## TIF NAME: Dempster Dodge-TIF District No. 7

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

Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Draw antic (4):	
Property (4): Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (5):	
Property (5):	
Street address:	
Street address: Approximate size or description of property:	
Street address: Approximate size or description of property: Purchase price:	
Street address: Approximate size or description of property:	
Street address: Approximate size or description of property: Purchase price: Seller of property:	
Street address: Approximate size or description of property: Purchase price:	
Street address: Approximate size or description of property: Purchase price: Seller of property:  Property (6):	
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## SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

## FY 2020

TIF Name: Dempster Dodge-TIF District No. 7

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality W	the following by indication in the Redevelopment			
	·	·		
<b>2.</b> The Municipality <u>DID</u> undertake projects within the Foption, complete 2a.)	Redevelopment Project A	rea. (If selecting this	Х	
<b>2a.</b> The total number of <u>ALL</u> activities undertaken in plan:	furtherance of the objec	tives of the redevelopment	1	
LIST <u>ALL</u> projects undertaken by t	the Municipality Within the	<ul> <li>Redevelopment Project All Estimated Investment</li> </ul>	rea:	
		for Subsequent Fiscal	Total Estimated to	
TOTAL:	11/1/99 to Date	Year	Complete Project	
Private Investment Undertaken (See Instructions)	\$ -	- \$ -	\$ 8,000,000	
Public Investment Undertaken	\$ -	\$ -	\$ 2,000,000	
Ratio of Private/Public Investment	0		4	
Project 1*: Vaile Produce	^PROJECT NA	ME TO BE LISTED AFTER	I	
Private Investment Undertaken (See Instructions) Public Investment Undertaken			\$ 8,000,000 \$ 2,000,000	
Ratio of Private/Public Investment	0		\$ 2,000,000 4	
Natio of Filvate/Fublic Investment			4	
Project 2*:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment	0		0	
Project 3*:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment	0		0	
Due in at 4*.				
Project 4*:  Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment	0		0	
S		1	<u> </u>	
Project 5*:	1	1	Γ	
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken			_	
Ratio of Private/Public Investment	0		0	
Project 6*:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment	0		0	

## PAGE 2 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

Private Investment Undertaken (See Instructions)	Project 7*:		
Ratio of Private/Public Investment	Private Investment Undertaken (See Instructions)		
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Private Investment Undertaken (See Instructions)	Project 15*:		
Public Investment Undertaken			
<u>,                                     </u>	Public Investment Undertaken		
Ratio of Private/Public Investment 0 0	Ratio of Private/Public Investment	0	0

## PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

Project 16*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 17*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 18*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 19*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
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Project 20*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 21*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 22*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
<u> </u>		•
Project 23*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 24*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 25*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Natio of Fitvate/Public investment	U	

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. \*even though optional MUST be included as part of the complete TIF report SECTION 6

FY 2020

TIF NAME: Dempster Dodge-TIF District No. 7

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area **Year redevelopment** 

project area was Reporting Fiscal Year
designated Base EAV EAV

2012 \$ 10,816,879 \$ 12,936,437

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

χ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

#### **SECTION 7**

Provide information about job creation and retention:

T TO VIGO IIII OTTI I GEOG			T
		Description and Type	
Number of Jobs	Number of Jobs	(Temporary or	
Retained	Created	Permanent) of Jobs	Total Salaries Paid
			-
			-
			-
			-
			-
			-
_			-

#### **SECTION 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	