

FY 2022

**ANNUAL TAX INCREMENT FINANCE
REPORT**



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: City of Evanston Reporting Fiscal Year: 2022
County: Cook Fiscal Year End: 12/31/2022
Unit Code: 016/175/30

FY 2022 TIF Administrator Contact Information-Required

First Name: Hitesh Last Name: Desai
Address: 2100 Ridge Avenue Title: Chief Financial Officer
Telephone: 847-448-4311 City: Evanston Zip: 60201-2796
E-mail: hdesai@cityofevanston.org

I attest to the best of my knowledge, that this FY 2022 report of the redevelopment project area(s)
in the **City/Village** of:
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs
Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Hitesh Desai

9/20/2023

Written signature of TIF Administrator

Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Five Fifths TIF	10/25/2021	

*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 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).		X
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:

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 3.2 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		\$ 135,901

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 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area:

Five-Fifths TIF

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

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