



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

**FY 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

<b>Primary Use of Redevelopment Project Area*:</b> Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
<b>If "Combination/Mixed" List Component Types:</b> Retail Commercial	
<b>Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):</b>	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

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

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b> <span style="float: right; color: red;">For</span> <span style="color: red;">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)]</span> <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	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)] <b>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).</b>	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <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).</b>	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) <b>If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	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. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	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 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,217,034

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	\$ 2,088,286	\$ 11,738,796	90%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 168,156	\$ 373,255	3%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 22,622	0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 905,699	7%

**All Amount Deposited in Special Tax Allocation Fund** \$ 2,256,442

**Cumulative Total Revenues/Cash Receipts** \$ 13,040,372 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 2,051,405

**Transfers to Municipal Sources**  

**Distribution of Surplus**  

**Total Expenditures/Disbursements** \$ 2,051,405

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 205,037

**Previous Year Adjustment (Explain Below)**  

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 2,422,071

\* 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 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Housing and Economic Development	1,976,405	
Transfers out	75,000	
		\$ 2,051,405
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 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

**FY 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

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

<b>Name</b>	<b>Service</b>	<b>Amount</b>
ARRUS, LLC	Redevelopment Consulting Services	\$ 4,000.00
All Together	Evanston Thrives Communication	\$ 687.50
All Together	Evanston Thrives Placemaking Kit	\$ 120.00
Ryan LLC	Professional Services	\$ 11,078.00
All Together	Evanston Thrives Placemaking Kit	\$ 680.00
Chicago Commercial Appraisal Group	Appraisal	\$ 1,900.00
B.H Suhr & Company Inc.	Plat of Survey Greenwood Companies	\$ 3,625.00
SB Freidman Development Advisors LLC	WE Consulting TIF Economic Impact	\$ 7,361.25
Advertising	Ad Notice Bid	\$ 19.17
Real Estate Tax Payments	Property Tax Emerson/Jackson St	\$ 83,149.78
Illuminating Lighting Llc	2023 Holiday Lights	\$ 13,000.00
Ebony Barber Shop	Small Business Recovery Program	\$ 12,500.00
Herrea Landscape Snow Removal Inc	BD Planters and Landscape	\$ 1,400.23
C&W Market and Ice Cream	Small Business Recovery Program	\$ 12,500.00
Hecky's Barbecue	Small Business Recovery Program	\$ 25,000.00
Herrea Landscape Snow Removal Inc	BD Maintenance	\$ 2,100.36
Minouche Boutique	Small Business Recovery Program	\$11,730.00
Herrea Landscape Snow Removal Inc	BD District Planters	\$ 13,153.44
Illuminating Lighting Llc	Holiday Décor Dempster	\$ 2,175.00
Illuminating Lighting Llc	First Instaallment Holiday Lights	\$ 8,250.00
Herrea Landscape Snow Removal Inc	BD Planters and Landscape	\$ 700.15
B.H Suhr & Company Inc.	Plats of Survey for Properties	\$ 3,625.00
Teska Associates	Mason Pk Expansion Church/Dodge	\$ 83,158.75
Singh & Associates	Engineering Services streetlight/sidewalk	\$ 211,501.87
Bolder Contractors	2023 Water Main Impr. Street Resurf	\$ 59,440.73
Alliance Contractors	Sidewalk Street light bid 24-26	\$ 1,022,385.08
Utility Dynamics Corporation	Street Light Improvement	\$ 269,751.15
General Fund Transfer	Transfer	\$75,000

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

**FY 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

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

<b>FUND BALANCE BY SOURCE</b>	\$ 2,422,071
-------------------------------	--------------

<b>1. Description of Debt Obligations</b>	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

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

<b>TOTAL AMOUNT DESIGNATED</b>	\$ 2,560,000
--------------------------------	--------------

<b>SURPLUS/(DEFICIT)</b>	\$ (137,929)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

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

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

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

**FY 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

**PAGE 1**

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

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

<b>1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.</b>	
---	--

**2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)**

<b>2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:</b>	8
<b>2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?</b>	0

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

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 7,432,000	\$ -	\$ -
Public Investment Undertaken	\$ 172,805	\$ -	\$ -
Ratio of Private/Public Investment	43		0

**Project 1 Name: LSL Industries**

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

**Project 2 Name: Church Street Townhouses**

Private Investment Undertaken (See Instructions)	\$ 700,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3 Name: Greenwood Loft**

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

**Project 4 Name: IRMCI**

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

**Project 5 Name: Northshore General Contractors COO-OP**

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

**Project 6 Name: Emerson Street Square**

Private Investment Undertaken (See Instructions)	\$ 19,000		
Public Investment Undertaken	\$ 9,805		
Ratio of Private/Public Investment	1 15/16		0

**Project 7 Name:IMRCO**

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

**Project 8 Name: Heartwood**

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

**Project 9 Name:**

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

**Project 10 Name:**

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

**Project 11 Name:**

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

**Project 12 Name:**

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

**Project 13 Name:**

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

**Project 14 Name:**

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

**Project 15 Name:**

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

**SECTION 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 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

**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.**

Project Name	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.	
	Temporary	Permanent	Temporary	Permanent

**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.**

Project Name	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:**

Project Name	Stated Rate of Return

**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 2024**

**Name of Redevelopment Project Area:**

**West Evanston TIF District No. 6**

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

<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	
Map of District	





Attachment B

City of Evanston  
909 Davis Street  
Evanston, Illinois 60201  
T 847.448.4311  
TTY 847.448.8064  
[www.cityofevanston.org](http://www.cityofevanston.org)

September 16, 2025

**RE: City of Evanston West Evanston TIF District**

To Whom It May Concern:

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, 2024 and ending December 31, 2024.

*Daniel Biss*

\_\_\_\_\_  
MAYOR

09 / 16 / 2025

\_\_\_\_\_  
DATE



Attachment C

City of Evanston  
909 Davis Street  
Evanston, Illinois 60201  
T 847.448.4311  
TTY 847.448.8064  
[www.cityofevanston.org](http://www.cityofevanston.org)

September 16, 2025

**RE: Attorney Review City of Evanston West Evanston TIF District**

To Whom It May Concern:

This will confirm that I am the City Attorney for the City of Evanston, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Evanston has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the Fiscal Year beginning January 1, 2024 and ending December 31, 2024 to the best of my knowledge and belief.

Sincerely,

*Alexandra B. Ruggie*

Corporation Counsel

## **West Evanston**

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

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

The City continued to monitor redevelopment activities / awaiting court proceedings delaying the implementation of an affordable housing development. The project is expected to break ground in 2026.

The City council approved the acquisition of 1821 Lake Street (listed inaccurately in the Cook County property database as 1521 Lake Street) for \$200,000. The property will be integrated into a larger land assemblage for recreation/green space.

City Council approved a grant of \$560,000 to assist with the renovation of 1901 Church Street – a mixed-use building featuring several Black-owned businesses and apartments on the upper floors.

The Evanston Public Works Agency began final plans and city council approval for sidewalk installation in the south end of the TIF at Greenleaf and Hartrey for an estimated \$1m in TIF. The project will begin in 2024. Additional funding was approved for lead service line removal (\$500k), engineering for Mason Park Expansion (\$250k) and lighting at Church and Dodge (\$215k)

Evanston Rebuilding Warehouse has entered into Grant Agreement with the City of Evanston seeking \$225,000 towards a 6500 square foot warehouse and renovation costing \$425,000, anticipated date of completion First Quarter 2025.

A number of small grants funded district improvements, and several consulting contracts related to business district revitalization.

**CITY OF EVANSTON, ILLINOIS**

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REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2024

**CITY OF EVANSTON, ILLINOIS**  
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Combining Schedule of Fund Balances by Source Tax Increment Financing District Funds .....	5

1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

**SIKICH.COM**

## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

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

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Evanston, Illinois (the City) as of and for the year ended December 31, 2024, which collectively comprise the basic financial statements of the City of Evanston, Illinois, and have issued our report thereon dated June 26, 2025.

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

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

*SiKich CPA LLC*

Naperville, Illinois  
June 26, 2025

## **SUPPLEMENTARY INFORMATION**

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

For the Year Ended December 31, 2024

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Five Fifths Tax Increment District	Total (Memorandum Only)
<b>ASSETS</b>						
Cash	\$ 91,953	\$ 175,588	\$ 10,523	\$ 66,027	\$ 145,256	\$ 489,347
Receivables						
Property tax	-	-	-	-	4,451	4,451
Leases	-	-	266,011	-	-	266,011
Accrued interest	-	-	153	-	-	153
Due from other funds	2,841,697	805,831	1,894,251	2,636,719	727,061	8,905,559
<b>TOTAL ASSETS</b>	<b>\$ 2,933,650</b>	<b>\$ 981,419</b>	<b>\$ 2,170,938</b>	<b>\$ 2,702,746</b>	<b>\$ 876,768</b>	<b>\$ 9,665,521</b>

**LIABILITIES, DEFERRED INFLOWS  
OF RESOURCES, AND FUND BALANCES**

<b>LIABILITIES</b>						
Accounts payable	\$ 3,098,749	\$ 202	\$ 6,131	\$ 280,675	\$ 1,044	\$ 3,386,801
Due to other governments	-	-	-	-	585,947	585,947
Total liabilities	3,098,749	202	6,131	280,675	586,991	3,972,748
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Leases	-	-	250,503	-	-	250,503
Total deferred inflows of resources	-	-	250,503	-	-	250,503
Total liabilities and deferred inflows of resources	3,098,749	202	256,634	280,675	586,991	4,223,251
<b>FUND BALANCES</b>						
Restricted for debt service	-	981,217	1,914,304	2,422,071	289,777	5,607,369
Unassigned (deficit)	(165,099)	-	-	-	-	(165,099)
Total fund balances (deficit)	(165,099)	981,217	1,914,304	2,422,071	289,777	5,442,270
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 2,933,650</b>	<b>\$ 981,419</b>	<b>\$ 2,170,938</b>	<b>\$ 2,702,746</b>	<b>\$ 876,768</b>	<b>\$ 9,665,521</b>

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

**CITY OF EVANSTON, ILLINOIS**

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

For the Year Ended December 31, 2024

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Five Fifths Tax Increment District	Total (Memorandum Only)
<b>REVENUES</b>						
Property tax	\$ 1,167,349	\$ 488,906	\$ 1,311,460	\$ 2,088,286	\$ 1,420,595	\$ 6,476,596
Investment income	87,655	48,700	101,625	168,156	22,106	428,242
Miscellaneous	50,000	-	66,046	-	-	116,046
Total revenues	1,305,004	537,606	1,479,131	2,256,442	1,442,701	7,020,884
<b>EXPENDITURES</b>						
Current						
Housing and economic development	1,419,665	27,791	1,038,148	1,976,405	1,015,535	5,477,544
Total expenditures	1,419,665	27,791	1,038,148	1,976,405	1,015,535	5,477,544
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(114,661)	509,815	440,983	280,037	427,166	1,543,340
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers (out)	(272,484)	(176,856)	(363,516)	(75,000)	-	(887,856)
Total other financing sources (uses)	(272,484)	(176,856)	(363,516)	(75,000)	-	(887,856)
NET CHANGE IN FUND BALANCES	(387,145)	332,959	77,467	205,037	427,166	655,484
FUND BALANCES (DEFICIT), JANUARY 1	222,046	648,258	1,836,837	2,217,034	(137,389)	4,786,786
<b>FUND BALANCES (DEFICIT), DECEMBER 31</b>	\$ (165,099)	\$ 981,217	\$ 1,914,304	\$ 2,422,071	\$ 289,777	\$ 5,442,270

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

CITY OF EVANSTON, ILLINOIS

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

For the Year Ended December 31, 2024

	Chicago Main Tax Increment District	Dempster- Dodge Tax Increment District	Howard Ridge Tax Increment District	West Evanston Tax Development Projects	Five Fifths Tax Increment District	Total (Memorandum Only)
<b>BEGINNING BALANCES, JANUARY 1</b>	\$ 222,046	\$ 648,258	\$ 1,836,837	\$ 2,217,034	\$ (137,389)	\$ 4,786,786
<b>REVENUES</b>						
Property tax	1,167,349	488,906	1,311,460	2,088,286	1,420,595	6,476,596
Investment income	87,655	48,700	101,625	168,156	22,106	428,242
Miscellaneous	50,000	-	66,046	-	-	116,046
Total revenues	1,305,004	537,606	1,479,131	2,256,442	1,442,701	7,020,884
<b>EXPENDITURES</b>						
Current						
Housing and economic development	1,419,665	27,791	1,038,148	1,976,405	1,015,535	5,477,544
Total expenditures	1,419,665	27,791	1,038,148	1,976,405	1,015,535	5,477,544
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	(114,661)	509,815	440,983	280,037	427,166	1,543,340
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers (out)	(272,484)	(176,856)	(363,516)	(75,000)	-	(887,856)
Total other financing sources (uses)	(272,484)	(176,856)	(363,516)	(75,000)	-	(887,856)
<b>NET CHANGE IN FUND BALANCES</b>	(387,145)	332,959	77,467	205,037	427,166	655,484
<b>FUND BALANCES (DEFICIT), DECEMBER 31</b>	\$ (165,099)	\$ 981,217	\$ 1,914,304	\$ 2,422,071	\$ 289,777	\$ 5,442,270
<b>ENDING BALANCE BY SOURCE</b>						
Property taxes	\$ -	\$ 908,267	\$ 1,625,554	\$ 2,137,993	\$ 267,671	\$ 4,939,485
Investment income	-	72,950	288,750	284,078	22,106	667,884
Deficit	(165,099)	-	-	-	-	(165,099)
<b>ENDING BALANCE (DEFICIT), DECEMBER 31</b>	\$ (165,099)	\$ 981,217	\$ 1,914,304	\$ 2,422,071	\$ 289,777	\$ 5,442,270

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

1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

**SIKICH.COM**

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

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

We have examined management's assertion that the City of Evanston, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Incremental Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2024. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with the specific requirements based on our examination.

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

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

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

In our opinion, management's assertion that the City of Evanston, Illinois complied with the aforementioned requirements for the year ended December 31, 2024 is fairly stated, in all material respects.

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

*SiKich CPA LLC*

Naperville, Illinois  
June 26, 2025