

CITY OF EVANSTON, ILLINOIS  
POPULAR ANNUAL  
FINANCIAL REPORT

For the year ended December 31, 2024



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# Welcome!

## Letter from the City

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To the Residents of Evanston,

The City of Evanston is committed to a policy of transparency in its budget process and financial information. To continue this long-standing practice, we are pleased to present the City's first Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2024.

The PAFR is a snapshot of information from the City's Annual Comprehensive Financial Report (ACFR) which represents the City's audited financial statements for Fiscal Year 2024. The City received a favorable opinion from independent auditors affirming that the financial statements contained within the ACFR are presented in conformity with the generally accepted accounting principles (GAAP) for local governments and municipalities.

The PAFR is intended to provide the reader with a general understanding of the City's financial activities. Please note that while Evanston Public Library (EPL) is a component unit of Evanston's government, not all EPL financial information is contained in this report. The current and prior year ACFRs, along with the City's monthly financial reports and annual budget, are available on the City's website.

We hope this report provides you with an increased understanding of the City's finances.

Sincerely,

The City Manager's Office, Finance Division

# Awards and Acknowledgements



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Evanston  
Illinois**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2023

*Christopher P. Morill*  
Executive Director/CEO



Government Finance Officers Association

Award for  
Outstanding  
Achievement in  
Popular Annual  
Financial Reporting

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**City of Evanston  
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For its Annual Financial Report  
For the Fiscal Year Ended

December 31, 2023

*Christopher P. Morill*  
Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished  
Budget Presentation  
Award*

PRESENTED TO

**City of Evanston  
Illinois**

For the Fiscal Year Beginning

**January 01, 2025**

*Christopher P. Morill*  
Executive Director



The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report for the fiscal year ended December 31, 2023. To be awarded a Certificate of Achievement, the government published an easily readable and efficiently organized Annual Comprehensive Financial Report (ACFR). This report satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City has submitted its 2024 ACFR to determine its eligibility and believes it will continue to meet the Certificate of Achievement Program's requirements.

In addition, the City received the GFOA's Award for Outstanding Achievement in Popular Annual Financial Reporting to the City for its PAFR for the fiscal year ended December 31, 2023. To be awarded an Outstanding Achievement in Popular Annual Financial Award, the government's published PAFR was judged to be easily understandable to the general public and other parties within a background in public finance. This was the first year the City earned this award, and having received the Certificate of Achievement for Excellence in Financial Reporting as well as the Award for Distinguished Budget Presentation for the 2024 fiscal year, the City of Evanston was recognized as a GFAO Triple Crown Winner.

The City also received the GFOA's Award for Distinguished Budget Presentation for its annual 2025 budget. To qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including policy documentation financial planning, and organization. The City has been receiving this GFOA budget award for many years.

# City of Evanston Profile



## Evanston, IL

The City of Evanston constitutes many communities, perspectives, and qualities as a Chicago suburb with a major university, urban center, and lakefront. Evanston has apartments, condominiums, and student housing; its residents are commuters and locally employed workers; its downtown is prospering, and neighborhood commercial centers are also stable.

It is a part of the Chicago-land economy and has a vigorous commercial and professional economy of its own. A population of approximately 77,000 is diverse by race, religion, age, education, economics, and occupation. With 10,000 people per square mile, Evanston has double the population density of the average North and Northwest suburb, and approximately half the density of Chicago. The City has over 260 acres in 75 parks and 5 beaches.

Evanston is contiguous with Chicago, and only 13 miles by rapid transit, commuter rail, expressway, or parkway from downtown Chicago. It borders the north shore communities of Skokie and Wilmette.

In 1863, the Village of Evanston was incorporated as a town, and after several annexations in 1892, the town became a City. The City's southern boundary of approximately eight square miles was established with the City of Chicago and the present City limits. The City also has four miles of shoreline along Lake Michigan.

Evanston is the home of Northwestern University, aptly named to serve the Northwest Territory. The University first platted the village which surrounded it. The continued vitality of the University and the cooperative relationship between the City and University adds to the total Evanston community.

# City Demographics

Sources: 2023 US Census and City Economic Development Division

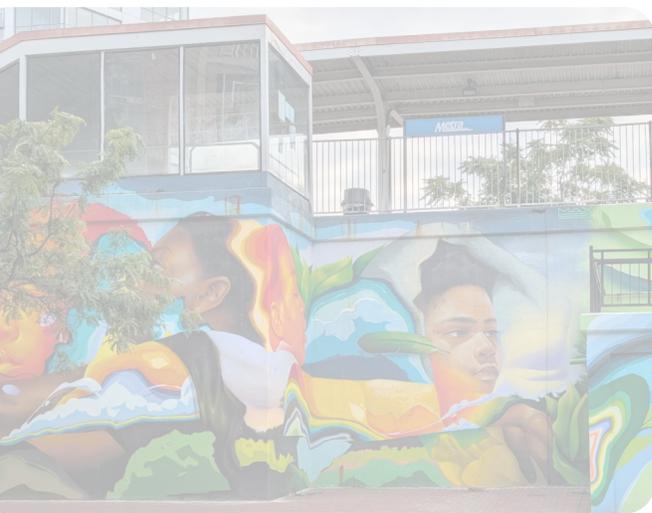
Median Household Income    \$95,766

Median Property Value    \$472,300

Unemployment Rate    6.3%

## Largest Employers

- Northwestern University
- Northshore University Health System
- PT Solutions Holdings
- Evanston School District 65
- KPFF, Inc.



## City Festivals, Events, and Concerts

- Umbrella Arts Festival
- Evanston Rides!
- Starlight Concert and Movie Nights
- Evanston Arts and Big Fork Festival
- Evanston Folk Festival

# 2024 City Officials

## MAYOR



Mayor: Daniel Biss  
Email: [dbiss@cityofevanston.org](mailto:dbiss@cityofevanston.org)

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## CITY COUNCIL MEMBERS

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1st Ward  
Clare Kelly  
Email: [ckelly@cityofevanston.org](mailto:ckelly@cityofevanston.org)



2nd Ward  
Krissie Harris  
Email: [kharris@cityofevanston.org](mailto:kharris@cityofevanston.org)



3rd Ward  
Melissa A. Wynne  
Email: [mwynne@cityofevanston.org](mailto:mwynne@cityofevanston.org)



4th Ward  
Jonathan Nieuwsma  
Email: [jniewwsma@cityofevanston.org](mailto:jniewwsma@cityofevanston.org)



5th Ward  
Bobby Burns  
Email: [bburns@cityofevanston.org](mailto:bburns@cityofevanston.org)



6th Ward  
Thomas M. Suffredin  
Email: [tsuffredin@cityofevanston.org](mailto:tsuffredin@cityofevanston.org)



7th Ward  
Eleanor Revelle  
Email: [erevelle@cityofevanston.org](mailto:erevelle@cityofevanston.org)



8th Ward  
Devon Reid  
Email: [dreid@cityofevanston.org](mailto:dreid@cityofevanston.org)



9th Ward  
Juan Geracaris  
Email: [jgeracaris@cityofevanston.org](mailto:jgeracaris@cityofevanston.org)

# Financial Highlights

## FINANCIAL HIGHLIGHTS

The City of Evanston's financial report for 2024 shows strong fiscal health. The City's combined net position increased by \$10.3 million in 2024, from \$296.7 million to \$307.1 million. The below Statement of Net Position reflects Evanston's financial position as of December 31, 2024.

### Statement of Net Position

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
<b>Current and Other Assets</b>	\$ 191,580,235	\$ 194,740,275	\$ 45,968,514	\$ 29,066,672	\$ 237,548,749	\$ 223,806,947
<b>Capital Assets</b>	244,067,697	231,696,070	407,812,877	390,457,572	651,880,574	622,153,642
<b>Total Assets</b>	435,647,932	426,436,345	453,781,391	419,524,244	889,429,323	845,960,589
<b>Deferred Outflows</b>	60,918,009	45,910,708	7,711,460	8,438,372	68,629,469	54,349,080
<b>Total Assets &amp; Deferred Outflows</b>	<b>496,565,941</b>	<b>472,347,053</b>	<b>461,492,851</b>	<b>427,962,616</b>	<b>958,058,792</b>	<b>900,309,669</b>
<b>Long-Term Liabilities</b>	389,745,932	390,982,159	117,021,646	95,475,109	506,767,578	486,457,268
<b>Other Liabilities</b>	55,719,321	51,110,301	13,808,830	3,535,247	69,528,151	54,645,548
<b>Total Liabilities</b>	445,465,253	442,092,460	130,830,476	99,010,356	576,295,729	541,102,816
<b>Deferred Inflows</b>	68,606,786	55,735,055	6,035,536	6,693,534	74,642,322	62,428,589
<b>Total Liabilities and Deferred Inflows</b>	<b>514,072,039</b>	<b>497,827,515</b>	<b>136,866,012</b>	<b>105,703,890</b>	<b>650,938,051</b>	<b>603,531,405</b>
<b>Net Investment in Capital Assets</b>	100,702,714	93,847,182	316,807,501	302,774,179	417,510,215	396,621,361
<b>Restricted</b>	30,879,155	25,274,487	270,955	-	31,150,110	25,274,487
<b>Unrestricted (Deficit)</b>	(149,087,967)	(144,602,131)	7,548,383	19,484,547	(141,539,584)	(125,117,584)
<b>Restatement</b>	-	-	-	-	-	-
<b>Total Net Position</b>	<b>\$ (17,506,098)</b>	<b>\$ (25,480,462)</b>	<b>\$ 324,626,839</b>	<b>\$ 322,258,726</b>	<b>\$ 307,120,741</b>	<b>\$ 296,778,264</b>

- **Assets** - Resources owned and controlled by the City that are expected to benefit future operations.
- **Deferred Outflows** - The consumption of net assets applicable to future reporting periods.
- **Liabilities** - Debt or expense obligations that the City must pay.
- **Deferred Inflows** - The acquisition of net assets applicable to future reporting periods.
- **Net Investment in Capital Assets** - The book value of capital assets less any long-term debt outstanding issued to construct capital assets.
- **Net Position** - Represents the City's net worth (Net Position = Assets + Deferred Outflows - Liabilities - Deferred Inflows)

# Government Finance 101

## What is Fund Accounting?

The City uses funds to report on both its financial position and results of its operations. Fund accounting is designated to demonstrate legal compliance and to aid in financial management by segregating transactions related to certain City functions or activities. Each fund is a separate, self-balancing accounting entity. In the City, there are three categories of funds: Governmental, Proprietary and Fiduciary.

## Governmental Funds

Governmental funds are used to account for all or most of the City's general activities, including the collection and disbursement of earmarked monies (special revenue funds), the acquisition or construction of capital assets (capital project funds), and the servicing of general long-term debt (debt service funds).

## Proprietary/Enterprise Funds

An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery—direct, indirect, and capital costs—are identified.

## Fiduciary Funds

Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

## Fund Structure

The City's Budget is divided into 40 funds and organized by departments. Funds are the largest financial unit of the City's budget. Departments are functional units of government, and lay across the City's funds. The funds are categorized into different types, as shown in the table below.

Fund Type	Fund Title	Fund Type	Fund Title	
<b>General Funds</b>	100 General Fund	<b>Special Revenue Funds</b>	170 American Rescue Plan	
	176 Human Services Fund		175 General Assistance Fund	
<b>Debt Service Funds</b>	320 Debt Service Fund		177 Reparations Fund	
	330 Howard-Ridge TIF Fund		178 Sustainability Fund	
	335 West Evanston TIF Fund		180 Good Neighbor Fund	
	340 Dempster-Dodge TIF Fund		200 Motor Fuel Tax Fund	
	345 Chicago-Main TIF Fund		205 Emergency Telephone (E911) Fund	
	365 Five Fifths TIF Fund		215 CDBG Fund	
	350 Special Service Area (SSA) #6		220 CDBG Loan Fund	
	355 Special Service Area (SSA) #7		235 Neighborhood Improvement	
	360 Special Service Area (SSA) #8		240 Home Fund	
	210 Special Service Area (SSA) #9		250 Affordable Housing Fund	
<b>Capital Project Funds</b>	415 Capital Improvements Fund		<b>Internal Service Funds</b>	600 Fleet Services Fund
	416 Crown Construction Fund			601 Equipment Replacement Fund
	417 Crown Community CTR Maintenance	605 Insurance Fund		
	420 Special Assessment Fund	<b>Pension Trust Funds</b>	705 Police Pension Fund	
<b>Enterprise Funds</b>	505 Parking System Fund		700 Fire Pension Fund	
	510 Water Fund	<b>Component Unit Funds</b>	185 Library Fund	
	515 Sewer Fund		186 Library Debt Service Fund	
	520 Solid Waste Fund		187 Library Capital Improvement	

# Governmental Activity Revenues

## FY 2024 Governmental Activity Revenue

For the fiscal year ended December 31, 2024, the City of Evanston's governmental activity generated revenues from various sources to support public services and operations. Here's a breakdown of the key revenue sources:

**Property Taxes:** The City's largest source of revenue, property taxes are vital for funding essential services like public safety, education, and infrastructure.

**Other Revenue:** City revenues including capital and operating grants, fines, and interest earnings.

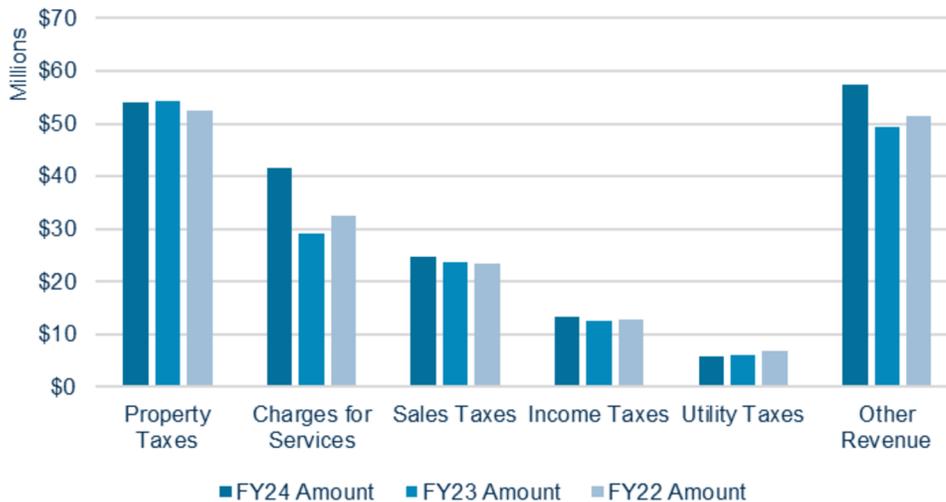
**Charges for Services:** Fees collected for specific services provided by the city, such as utilities, parking, and recreation programs.

**Sales Taxes:** Taxes imposed on the purchase of tangible personal property at the point of sale. Evanston receives both a state and home rule sales tax.

**Income Taxes:** State tax levied upon all income received by individuals, trusts and estates. The City receives these on a per capita basis from the State of Illinois.

**Utility Taxes:** Taxes levied upon the gross receipts of electricity and gas utility sales.

## Governmental Activity Revenues



Revenue Source	FY24 Amount	FY23 Amount	FY22 Amount
Property Taxes	\$54,019,576	\$54,425,981	\$52,498,104
Charges for Services	\$41,549,567	\$29,232,736	\$32,625,387
Sales Taxes	\$24,771,263	\$23,725,230	\$23,443,235
Income Taxes	\$13,446,239	\$12,558,980	\$12,826,057
Utility Taxes	\$5,850,776	\$6,176,206	\$6,878,514
Other Revenue	\$57,489,973	\$49,265,034	\$51,384,895
<b>TOTAL</b>	<b>\$197,127,394</b>	<b>\$175,384,167</b>	<b>\$179,656,192</b>

# Governmental Activity Expenditures

## FY 2024 Governmental Activity Expenditures

For the fiscal year ended December 31, 2024, the City of Evanston's governmental activity incurred costs across several key areas to provide public services and conduct daily operations.

**Public Safety:** The largest portion of the budget, this expense reflects the City's focus on safety and law enforcement.

**Public Works:** Funds allocated for maintaining and improving the City's infrastructure and public spaces.

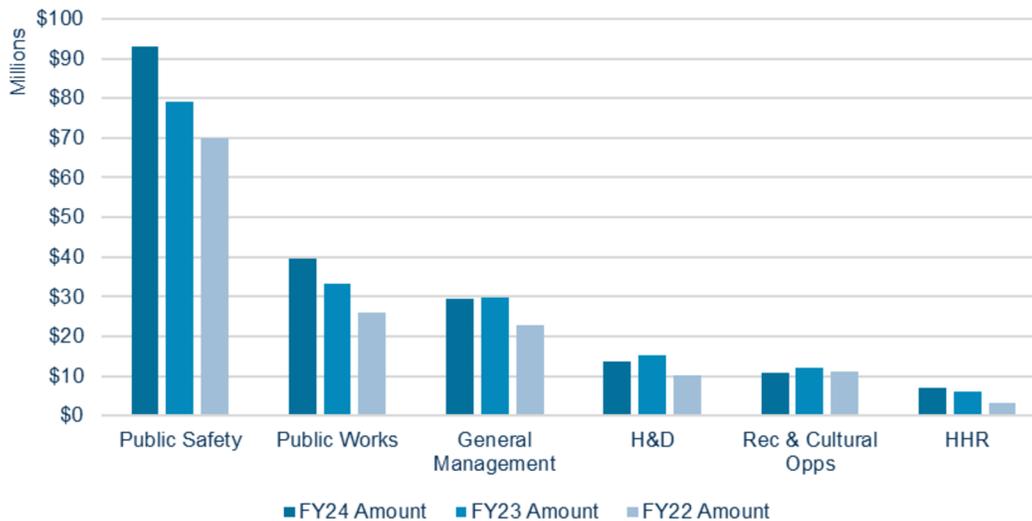
**General Management:** Administrative and support functions necessary for the efficient operation of the City's government.

**Housing & Development (H&D):** Expenses related to housing initiatives and community development projects.

**Recreational & Cultural Opportunities:** Expenses related to programming from the Evanston Parks & Recreation department as well as other cultural and enrichment programs.

**Health & Human Resources (HHR):** Public health services and human resource management.

## Governmental Activity Expenditures



Expenditure Source	FY24 Amount	FY23 Amount	FY22 Amount
Public Safety	\$93,152,007	\$79,009,306	\$70,097,181
Public Works	\$39,450,399	\$33,151,860	\$25,873,250
General Management	\$29,548,742	\$29,867,575	\$22,825,409
H&D	\$13,634,282	\$15,346,710	\$10,317,825
Rec & Cultural Opps	\$10,748,433	\$11,929,994	\$11,098,493
HHR	\$6,977,088	\$6,095,290	\$3,158,454
<b>TOTAL</b>	<b>\$193,510,951</b>	<b>\$175,400,735</b>	<b>\$143,370,612</b>

# Business Type Activities

## FY 2024 Business-Type Activities

The City's Business-Type Activities refer to services the City provides and for which the City charges customers a fee. Evanston has 4 Enterprise Funds that fall under this category:

**Water Fund:** To account for all activity related to providing water to Evanston residents, the Villages of Skokie and Lincolnwood, the Northwest Water Commission and the Morton Grove Niles Water Commission. All activities necessary to provide such services are accounted for in this fund, including, but not limited to: administration, operation, maintenance, debt service, and billing/collection.

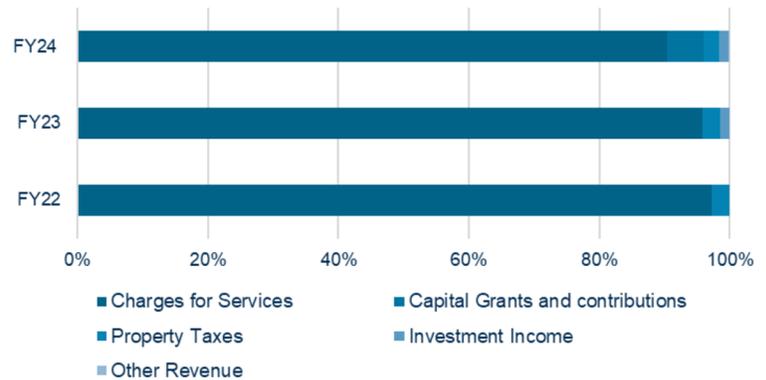
**Parking Fund:** To account for all City-owned parking facilities/garages, lots, and metered spaces. All activities are accounted for including administration, operations, financing, and revenue collection.

**Solid Waste Fund:** To account for all activity related to refuse, recycling, and yard waste collection and disposal. Activities necessary to provide such service include, but are not limited to: administration, operations and revenue collection.

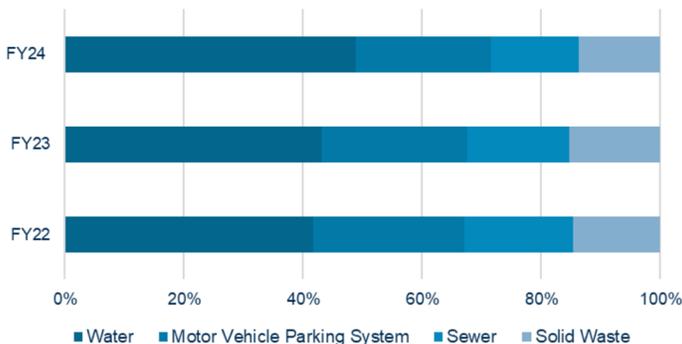
**Sewer Fund:** To account for all activity related to providing sewer service to City residents and businesses. Activities necessary to provide such service include, but are not limited to: administration, operations, financing, capital improvements/maintenance, and billing/collection.

Enterprise Fund Revenue	FY24	FY23	FY22
Charges for Services	\$51,272,632	\$48,087,216	\$46,776,641
Capital Grants and contributions	\$3,210,809	\$0	\$0
Property Taxes	\$1,332,500	\$1,332,500	\$1,332,500
Investment Income	\$826,584	\$763,849	-\$92
Other Revenue	\$133,582	\$0	\$0
<b>TOTAL</b>	<b>\$56,776,107</b>	<b>\$50,183,565</b>	<b>\$48,109,049</b>

Enterprise Fund Revenues



Enterprise Fund Expenditures



Enterprise Expenditures	FY24	FY23	FY22
Water	\$22,299,358	\$17,482,399	\$14,562,608
Motor Vehicle Parking System	\$10,373,890	\$9,916,592	\$8,882,305
Sewer	\$6,755,584	\$6,942,639	\$6,385,682
Solid Waste	\$6,294,948	\$6,191,417	\$5,148,518
<b>TOTAL</b>	<b>\$45,723,780</b>	<b>\$40,533,047</b>	<b>\$34,979,113</b>

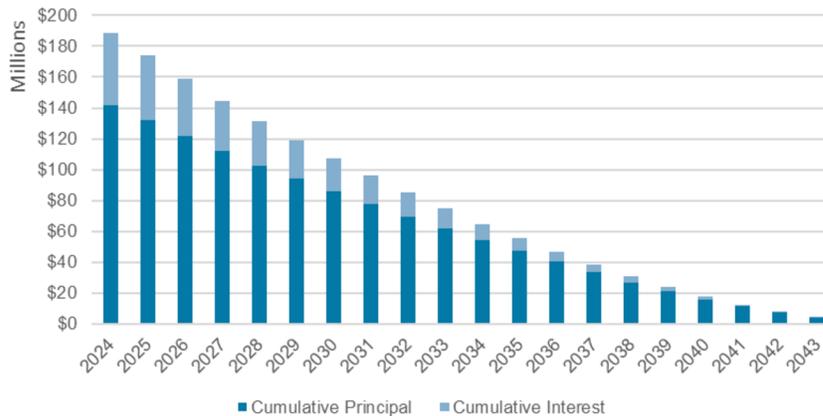
# Debt Obligations

## Long-Term Debt

The City issues general obligation bonds for capital improvement projects. Bonds issued for general city projects are repaid by property taxes. This is the City's unabated debt. Some bonds for certain projects may be supported by other revenue sources, including water and sewer fees, special assessment, tax increment financing (TIF) funds, or outside donations. This is the City's abated debt.

Excluding the library, as of December 31, 2024, the City had outstanding total general obligation bonded debt of \$179,907,241. Of this, \$44,131,319 was for business-type activities to be paid for by the City's Water, Solid Waste and Sewer Funds (abated). An additional \$7,610,289 is abated by special assessments, TIFs and other funding sources, leaving \$128,165,633 in unabated general obligation bonded debt. The City's general obligation debt service principal payments for 2024 totaled \$11,811,608.

**Unabated GO Debt Payment Schedule 2024-2043**  
(Excludes Library Debt)



Investment Grade	Moody's	Standard & Poor's	Fitch
<b>Strongest</b>	Aaa	AAA	AAA
	Aa1	AA+	AA+
	Aa2	AA	AA
	Aa3	AA-	AA-
	A1	A+	A+
	A2	A	A
	A3	A-	A-
	Baa1	BBB+	BBB+
	Baa2	BBB	BBB
Baa3	BBB-	BBB-	
<b>Non-investment-grade</b>	Ba1	BB+	BB+
	Ba2	BB	BB
	Ba3	BB-	BB-
	B1	B+	B+
	B2	B	B
	B3	B-	B-
	Caa1	CCC+	CCC+
	Caa2	CCC	CCC
	Caa3	CCC-	CCC-
Ca	CC	CC	
<b>Weakest</b>	C	C	C
	D	D	D

## City Credit Rating

The rating agencies Moody's, Standard & Poor's, and Fitch routinely evaluate the creditworthiness of municipalities like Evanston. These evaluations provide an assessment of a community's ability to meet its financial obligations and influence the interest rate it may receive on bond issuances. Ratings range from high triple A (strongest) to low C or D (junk).

The City's most recent general obligation bonds issued in 2024 received strong investment grades from all three agencies.

## Evanston 2024 GO Bond Ratings

Moody's: Aa2  
Standard & Poor's: AA  
Fitch: AA+

# Tax Summary

## FY 2024 Tax Summary

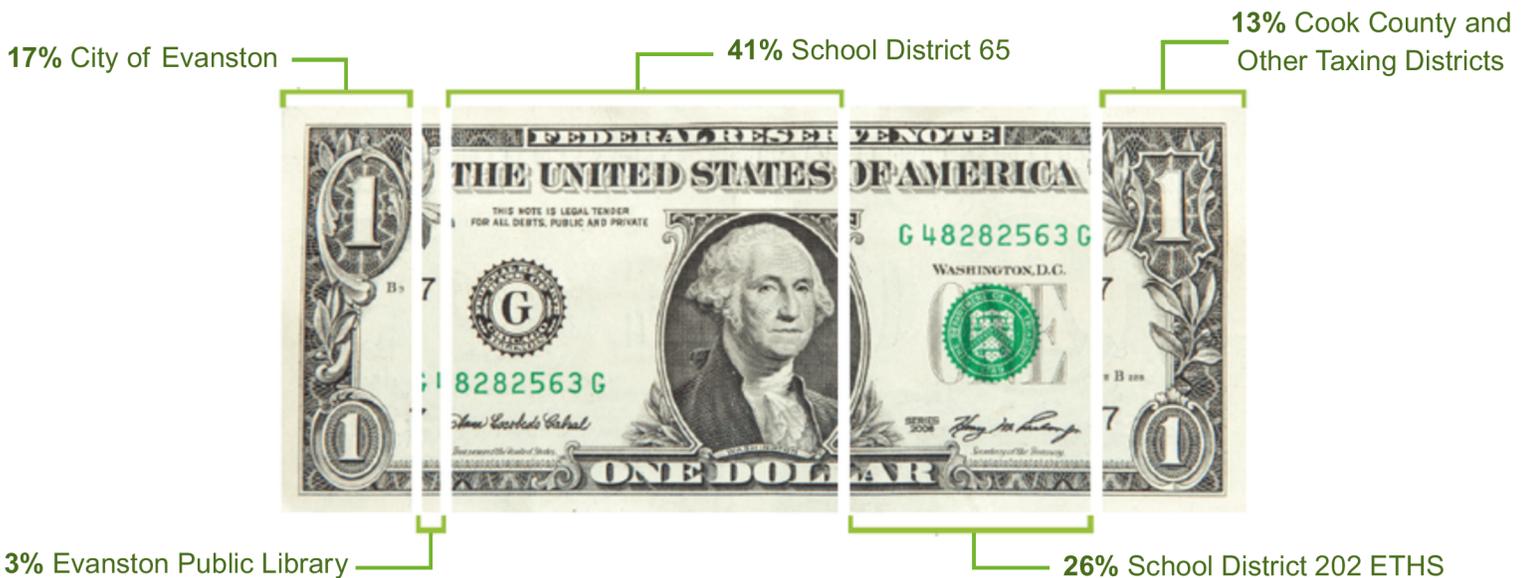
The largest tax revenues in Evanston come from property taxes, sales and home rule taxes, and per capita state income taxes. The City also collects a series of other taxes, including utility taxes, Personal Property Replacement Taxes (PPRT), and Real Estate Transfer Taxes.

Tax Revenues	FY24	FY23	FY22
Property Tax	\$54,019,576	\$54,425,981	\$52,498,104
Sales and Home Rule Tax	\$24,771,263	\$23,725,230	\$23,443,235
Income Tax	\$13,446,239	\$12,558,980	\$12,826,057
Utility Tax	\$5,850,776	\$6,176,206	\$6,878,514
Personal Property Replacement Taxes	\$2,457,303	\$4,087,124	\$5,516,675
Liquor Tax	\$3,217,898	\$3,772,043	\$3,291,166
Real Estate Transfer Tax	\$4,083,708	\$3,310,770	\$5,496,306
Parking Tax	\$3,093,968	\$2,952,554	\$2,952,826
Other Taxes	\$11,209,752	\$10,544,622	\$9,856,593
<b>Total</b>	<b>\$122,150,483</b>	<b>\$121,553,510</b>	<b>\$122,759,476</b>

## FY 2024 Property Tax Summary

The largest tax revenue in Evanston comes from property taxes. Property taxes paid by Evanston residents go to multiple taxing bodies. For every dollar of property tax paid by a resident of Evanston, 17 cents goes to the City, and an additional 3 cents goes to the Evanston Public Library.

	FY24	FY23	FY22
Governmental Fund Property Tax Revenue	\$54,019,576	\$54,425,981	\$52,498,104
Solid Waste Property Tax Revenue	\$1,332,500	\$1,332,500	\$1,332,500
Library Property Tax Revenue	\$8,835,845	\$8,253,648	\$7,855,001



# Capital Investments

## Infrastructure and Capital Investments in 2024

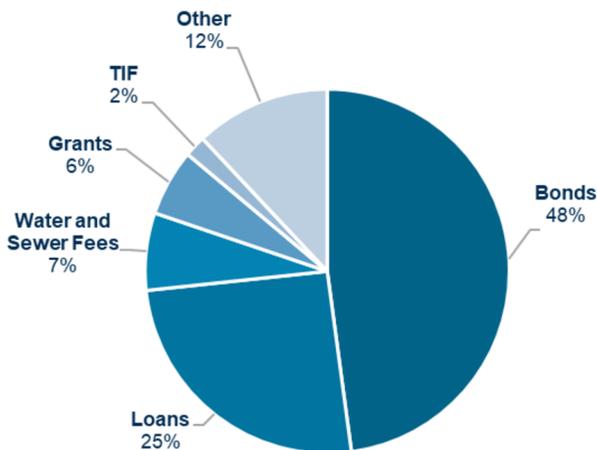
In 2024, the City's adopted budget included a Capital Improvement Plan (CIP) of \$98.1 million to invest in City Infrastructure and Facilities. Major projects include:

- **Water Intake Project** - The Water Filtration Plant is served by three raw water intakes extending into Lake Michigan. Each is comprised of an intake structure and pipeline. It is beyond its useful life, is performing under capacity, and is in need of replacement. In 2023, the five year project to replace the intake began.
- **Ecology Center Renovations** - The Ecology Center is home to a nature classroom with live animal exhibits, nature-based educational programming, and a multi-purpose room for event rentals. For the 50<sup>th</sup> anniversary of its founding, the City made much needed renovations to modernize the building, preparing it to serve the community for the next 50 years.

## Capital Investment Revenues and Expenditures in 2025

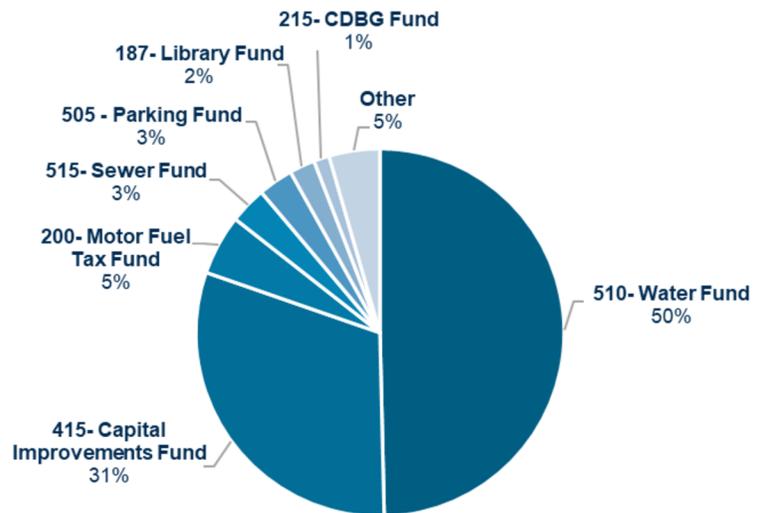
In 2025, the City's CIP has a budget of \$84,563,865.

### FY 2025 CIP Revenues



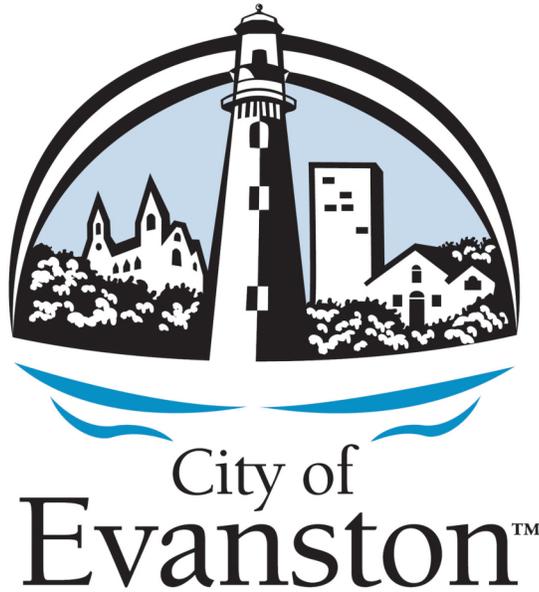
CIP Revenues	FY25 Amount
Bonds	\$40,486,000
Loans	\$21,514,085
Water and Sewer Fees	\$5,805,820
Grants	\$5,002,000
TIF	\$1,601,310
Other	\$10,154,650
<b>TOTAL</b>	<b>\$84,563,865</b>

### FY 2025 CIP Expenditures



CIP Expenditures	FY25 Amount
510- Water Fund	\$41,970,905
415- Capital Improvements Fund	\$25,947,000
200- Motor Fuel Tax Fund	\$4,469,650
515- Sewer Fund	\$2,740,000
505 - Parking Fund	\$2,600,000
187- Library Fund	\$1,900,000
215- CDBG Fund	\$1,160,000
Other	\$3,776,310
<b>TOTAL</b>	<b>\$84,563,865</b>

# Contact Information



The Popular Annual Financial Report (PAFR) provides a simplified and accessible overview of the financial activities and health of the City of Evanston for the fiscal year ended December 31, 2024. It highlights key financial information, major projects, and essential services that impact the community. The PAFR aims to enhance transparency and foster greater understanding of the City's financial operations among residents.

## Contact Information

### City Manager's Office:

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