**City of Evanston**

**Tax Increment Financing District No. 2**
**Southwest TIF District**
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<td>15</td>
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*CITY OF EVANSTON SOUTHWEST TIF DISTRICT ANNUAL REPORT FOR FISCAL YEAR BEGINNING JANUARY 1, 2012 AND ENDING DECEMBER 31, 2012*
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<td></td>
</tr>
</tbody>
</table>
Section 1. Name of Redevelopment Project Area and Contact Information

Refer to chart attached.
FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT

STATE OF ILLINOIS
COMPTROLLER
JUDY BAAR TOPINKA

Name of Municipality: Evanston Reporting Fiscal Year: 2012
County: Cook Fiscal Year End: 12/31/2012
Unit Code: 016/175/30

TIF Administrator Contact Information

First Name: Martin Last Name: Lyons
Address: 2100 Ridge Ave
Telephone: 847/328-2100
Mobile
Provider
E-mail mlyons@cityofevanston.org

City: Evanston Zip: 60201-2798

Title: TIF Administrator

Best way to contact __X__ Email __X__ Phone

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Evanston
is complete and accurate at the end of this reporting Fiscal year under 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.]

Written signature of TIF Administrator

Date 1/17/13

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

<table>
<thead>
<tr>
<th>Name of Redevelopment Project Area</th>
<th>Date Designated</th>
<th>Date Terminated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown II TIF District (Research Park)-TIF 1</td>
<td>1/28/1985</td>
<td>10/12/2009</td>
</tr>
<tr>
<td>Southwest TIF District- TIF 2</td>
<td>6/25/1990</td>
<td></td>
</tr>
<tr>
<td>Howard Hartrey TIF District - TIF 3</td>
<td>4/27/1992</td>
<td></td>
</tr>
<tr>
<td>Washington National TIF District - TIF 4</td>
<td>9/1/1994</td>
<td></td>
</tr>
<tr>
<td>Howard and Ridge TIF District - TIF 5</td>
<td>1/26/2004</td>
<td></td>
</tr>
<tr>
<td>West Evanston - TIF 6</td>
<td>9/1/2005</td>
<td></td>
</tr>
</tbody>
</table>

*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 each redevelopment project area listed in Section 1.]

| Name of Redevelopment Project Area: | Southwest TIF |
| Primary Use of Redevelopment Project Area*: | Combined/Mixed |
| If "Combination/Mixed" List Component Types: | Retail, Industrial |
| Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): | Tax Increment Allocation Redevelopment Act _X_ Industrial Jobs Recovery Law |

| 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)] | No |

If yes, please enclose the amendment labeled Attachment A

| 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)] | No |

Please enclose the CEO Certification labeled Attachment B

| 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)] | No |

Please enclose the Legal Counsel Opinion labeled Attachment C

| Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] | No |

If yes, please enclose the Activities Statement labeled Attachment D

| 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)] | No |

If yes, please enclose the Agreement(s) labeled Attachment E

| 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)] | No |

If yes, please enclose the Additional Information labeled Attachment F

| 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)] | No |

If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G

| Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] | No |

If yes, please enclose the Joint Review Board Report labeled Attachment H

| Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] | No |

If yes, please enclose the Official Statement labeled Attachment I

| Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] | No |

If yes, please enclose the Analysis labeled Attachment J

| Cumulatively, have deposits equal or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (1) (2) and 5/11-74.6-22 (d) (2)] | No |

If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K

| Cumulatively, have deposits of incremental 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)] | No |

If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L

| A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a party, 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)] | No |

If yes, please enclose list only of the intergovernmental agreements labeled Attachment M

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
Attachment A Amendments to the Redevelopment Plan, the Redevelopment Project and/or the Area Boundary

There were no amendments to the Redevelopment Plan or to the Redevelopment Project Area within the reporting Period.
Attachment B  Certification of the Mayor of the municipality that the municipality has complied with all of the requirements of the Act during the reporting Period.
Re: Southwest TIF District

I, Elizabeth Tisdahl, the duly elected 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, 2012 and ending December 31, 2012.

Elizabeth Tisdahl
MAYOR

DATE

10/17/13

CITY OF EVANSTON SOUTHWEST TIF DISTRICT ANNUAL REPORT FOR FISCAL YEAR BEGINNING JANUARY 1, 2012 AND ENDING DECEMBER 31, 2012

6
Attachment C Opinion of legal counsel that the municipality has complied with the Act.
RE: Attorney Review City of Evanston Southwest 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 beginning January 1, 2012 and ending December 31, 2012, to the best of my knowledge and belief.

Sincerely,

[Signature]

Corporation Counsel
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 continues to monitor existing projects as well as the need for capital improvements and review of redevelopment options for existing properties.
Attachment E  Description of Agreements Regarding Property Disposition or Redevelopment

No agreements regarding property disposition or redevelopment agreements were entered into by the City during the fiscal year.
Attachment F  Additional Information on Uses of Funds Related to Achieving Objectives of the Redevelopment Plan

The City continued to apply incremental taxes to eligible TIF costs.
Attachment G  Information Regarding Contracts with TIF Consultants.

The City utilized Kane, McKenna and Associates, Inc. in order to prepare the annual report. Fees were based upon hourly rates for services rendered and did not include contingent payments. Kane McKenna did not enter into contracts with any entities that were party to City redevelopment agreements.
Attachment H  Reports Submitted by Joint Review Board.

No reports were submitted by the Joint Review Board. The Board met on February 21, 2013. Minutes of the meeting are attached as Exhibit A.
Attachment I Summary of any obligations issued by the municipality and official statements

No new obligations were issued by the City in the reporting Period.
Attachment J        Financial Analysis: TIF Obligations

The City undertook an ongoing review of existing and proposed TIF obligations throughout the fiscal year. The City continued to monitor the payment of existing obligations. Outstanding principal amounts, as well as future interest payments, associated with existing debt are summarized in Section 3.3 below.
Attachment K and L

For special tax allocation funds that have experienced cumulative deposits of incremental tax revenues of $100,000 or more, a certified audit report reviewing compliance with the Act performed by an independent public accountant certified and licensed by the authority of the State of Illinois. 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.

Relevant portions of the City’s audit and the compliance letter are attached as Exhibit B.
Attachment M  Intergovernmental Agreements

Not applicable.
Section 3.1  Analysis of Special Tax Allocation Fund

Refer to table attached.
**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**

Provide an analysis of the special tax allocation fund.

Fund Balance at Beginning of Reporting Period  

\[ $ (114,083) \]

<table>
<thead>
<tr>
<th>Revenue/Cash Receipts Deposited in Fund During Reporting FY:</th>
<th>Reporting Year</th>
<th>Cumulative*</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax Increment</td>
<td>$ 448,605</td>
<td>$ 10,289,705</td>
<td>72%</td>
</tr>
<tr>
<td>State Sales Tax Increment</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td>Local Sales Tax Increment</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td>State Utility Tax Increment</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td>Local Utility Tax Increment</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td>Interest</td>
<td>$ 7</td>
<td>$ 845,089</td>
<td>6%</td>
</tr>
<tr>
<td>Land/Building Sale Proceeds</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td>Bond Proceeds</td>
<td></td>
<td>$ 2,100,000</td>
<td>15%</td>
</tr>
<tr>
<td>Transfers from Municipal Sources</td>
<td></td>
<td>$ 880,154</td>
<td>6%</td>
</tr>
<tr>
<td>Private Sources</td>
<td></td>
<td>$ 150,000</td>
<td>1%</td>
</tr>
<tr>
<td>Other (identify source ; if multiple other sources, attach schedule)</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
</tbody>
</table>

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period  

\[ $ 448,612 \]

Cumulative Total Revenues/Cash Receipts  

\[ $ 14,264,948 \]

100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  

\[ $ 29,590 \]

Distribution of Surplus

Total Expenditures/Disbursements  

\[ $ 29,590 \]

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS  

\[ $ 419,022 \]

FUND BALANCE, END OF REPORTING PERIOD*  

\[ $ 304,939 \]

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3
Section 3.2  Itemized List of Expenditures from Special Tax Allocation Fund

Refer to tables attached.
ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >$10,000 SECTION 3.2 B MUST BE COMPLETED

<table>
<thead>
<tr>
<th>Category of Permissible Redevelopment Cost</th>
<th>Amounts</th>
<th>Reporting Fiscal Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o)(1)</td>
<td>TIF Eligible Reimbursements</td>
<td>29,590</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$ 29,590</td>
</tr>
<tr>
<td>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>3. Property assembly, demolition, site preparation and environmental site improvement costs—Subsection (q)(2), (q)(2) and (o)(3)</td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)</td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</td>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

FY 2012
<table>
<thead>
<tr>
<th>Title</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Cost of job training and retraining, including &quot;welfare to work&quot; programs Subsection (q)(5), (o)(7) and (o)(12)</td>
<td>$ -</td>
</tr>
<tr>
<td>8. Financing costs. Subsection (q)(6) and (o)(8)</td>
<td>$ -</td>
</tr>
<tr>
<td>9. Approved capital costs. Subsection (q)(7) and (o)(9)</td>
<td>$ -</td>
</tr>
<tr>
<td>10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIF's ONLY</td>
<td>$ -</td>
</tr>
<tr>
<td>11. Relocation costs. Subsection (q)(8) and (o)(10)</td>
<td>$ -</td>
</tr>
<tr>
<td>12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)</td>
<td>$ -</td>
</tr>
<tr>
<td>13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)</td>
<td>$ -</td>
</tr>
</tbody>
</table>
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (b)(13)(A-E)

| $ - |

15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIF's ONLY

| $ - |

16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIF's ONLY

| $ - |

**TOTAL ITEMIZED EXPENDITURES**

| $ 29,560 |
Section 3.2 B

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

**X** There were no vendors, including other municipal funds, paid in excess of $10,000 during the current reporting period.

<table>
<thead>
<tr>
<th>Name</th>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>TIF reimbursements</td>
<td>$29,590.00</td>
</tr>
</tbody>
</table>
Section 3.3  Special Tax Allocation Fund Balance (end of reporting period).

Refer to table attached.
### FUND BALANCE, END OF REPORTING PERIOD

<table>
<thead>
<tr>
<th></th>
<th>Amount of Original Issuance</th>
<th>Amount Designated</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bonds Series 2003</strong></td>
<td>$2,030,000</td>
<td></td>
</tr>
<tr>
<td><strong>Paid</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Amount Designated for Obligations</strong></td>
<td>$2,030,000</td>
<td>$-</td>
</tr>
</tbody>
</table>

### 2. Description of Project Costs to be Paid

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Amount Designated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment and capital projects</td>
<td>$725,000</td>
</tr>
<tr>
<td>City TIF Costs</td>
<td>$25,000</td>
</tr>
</tbody>
</table>

**Total Amount Designated for Project Costs**

$750,000

**TOTAL AMOUNT DESIGNATED**

$750,000

**SURPLUS*/(DEFICIT)**

$$(445,061)$$

*NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts.*
Section 4.0  A description of all property purchased by the municipality within the
Redevelopment Project Area including:

A.  Street Address
B.  Approximate size or description of property
C.  Purchase Price
D.  Seller of property

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

___X___ No property was acquired by the Municipality Within the Redevelopment Project Area

### Property Acquired by the Municipality Within the Redevelopment Project Area

<table>
<thead>
<tr>
<th>Property (1):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (2):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (3):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (4):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>
Section 5.0  Review of Public and Private Investment.

Refer to table attached.
If **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided:

If Projects **WERE** undertaken by the Municipality Within the Redevelopment Project Area enter the **TOTAL** number of projects and list them in detail below.

**SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED IF PROJECTS ARE LISTED ON THESE PAGES.**

<table>
<thead>
<tr>
<th>TOTAL:</th>
<th>11/1/99 to Date</th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Investment Undertaken (See Instructions)</td>
<td>$ 5,000,000</td>
<td>$ -</td>
<td>$ 5,000,000</td>
</tr>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 2,000,000</td>
<td>$ -</td>
<td>$ 700,000</td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>2 1/2</td>
<td></td>
<td>7 1/7</td>
</tr>
</tbody>
</table>

**Project 1:** Ward Manufacturing

| Private Investment Undertaken (See Instructions) | $ 5,000,000 | $ 5,000,000 |
| Public Investment Undertaken | $ 2,000,000 | $ 700,000 |
| Ratio of Private/Public Investment | 2 1/2 | 7 1/7 |

**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 |

**Project 4:**

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

**Project 5:**

| 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 |
Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

SECTION 6
Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

<table>
<thead>
<tr>
<th>Year redevelopment project area was designated</th>
<th>Base EAV</th>
<th>Reporting Fiscal Year EAV</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>$1,007,606</td>
<td>$7,059,177</td>
</tr>
</tbody>
</table>

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

_X__ The overlapping taxing districts did not receive a surplus.

<table>
<thead>
<tr>
<th>Overlapping Taxing District</th>
<th>Surplus Distributed from redevelopment project area to overlapping districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
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<tr>
<td></td>
<td>$</td>
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<td></td>
<td>$</td>
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<tr>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

SECTION 7
Provide information about job creation and retention.

<table>
<thead>
<tr>
<th>Number of Jobs Retained</th>
<th>Number of Jobs Created</th>
<th>Description and Type (Temporary or Permanent) of Jobs</th>
<th>Total Salaries Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
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<tr>
<td></td>
<td></td>
<td>$</td>
<td>-</td>
</tr>
</tbody>
</table>

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

FY 2012
TIF NAME __Southwest TIF.xlsx________________________
EXHIBIT A
TIF Joint Review Board
Meeting Minutes
February 21, 2013

Attendees:

Board Members: Mary Brown- School District 65, Ald. Judy Fiske – City of Evanston, Darryl Holmes- Cook County, Bill Stafford- District 65

Board Members Absent: Arnold Randall- Forest Preserve of Cook County, Carolyn Dellutri- Downtown Evanston, Dr. Hardy Murphy- District 65, Bob Novak- Oakton Community College, Brian Rosinski- Ridgeville Park District; Larry Kaufman- Member at Large, Valerie Kretchmer- Member at Large, Richard Kwasneski- PACE, Patricia Vance – Evanston Township, Margaret Lee – Oakton Community College, Kathleen Therese Meany- Metropolitan Water Reclamation District, Robert Berry- North Shore Mosquito Abatement, Mayor Tisdahl – City of Evanston

City Staff: Steve Griffin, Johanna Nyden, Paul Zalmezak, Martin Lyons, Meagan Jones


I. Call to Order by Ald. Judy Fiske, Chair
Chair Judy Fiske called the meeting to order at 3:11 p.m.

II. Approval of Joint Review Board Meeting Minutes of December 16, 2011
Darryl Holmes of Cook County Bureau of Economic Development motioned to approve the minutes from December 16, 2011; seconded by Mary Brown of District 65.

The minutes from December 16, 2011 were approved unanimously, 4-0.

III. Review of Annual Reports for Fiscal Year March 1, 2011- December 31, 2011
Mr. Bob Rychlicki of Kane McKenna Associates gave a brief overview regarding how the reporting for each TIF is conducted. He clarified that these reports cover a period of ten months reflecting the transition to calendar year accounting.
A. Southwest TIF District #2
Marty Lyons provided an executive summary to the Joint Review Board detailing the revenue and assessed value for each of the TIF Districts. He brought the Board’s attention to pages 4, 19 and 26 of the report. He stated that the Southwest TIF District is scheduled to terminate in October 2014 then highlighted major projects that are still scheduled to be completed before that time.

Alderman Ann Rainey asked if the advantage of funding the Ward Manufacturing project could be clarified. Mr. Lyons gave a brief history of the project and the business. Mr. Griffin added that the company is Evanston based and has grown successfully over the last 20 years. He continued, stating that there were a large number of jobs that were kept in Evanston in addition to six new jobs created by assisting Ward in obtaining new equipment and expanding. Mr. Lyons explained that Ward Manufacturing is one of the business projects that is keeping the Southwest TIF stable and active.

Ms. Brown asked for clarification on when the increment from the TIF would be collected by the taxing bodies once the TIF expires. Mr. Lyons responded that since the TIF expires in 2014, taxing bodies would receive the levy in 2015. Mr. Rychlicki added that each taxing body would receive a certified notice in the November prior to the expiration of the TIF.

Mr. Lyons added that the TIF’s Equalized Assessed Value has increased from $1 million to $8 million.

B. Howard Hartrey TIF District #3
Mr. Lyons presented a brief overview of the initial reasons for establishing the TIF, emphasizing that it was previously a large manufacturing business that is now a thriving commercial development. He then called attention to the surplus distributions due to the change in the fiscal year and directed the Board’s attention to pages 19, 26 and 31 of the report, outlining projects within the TIF. He stated that $1,500,000 has been set aside for projects or land acquisition in the TIF this year.

Mr. Griffin briefly described the possible uses of funds for outlot development and stated that $1.2 million has been set aside for Capital Improvement Projects will take on several projects before the TIF expires in 2016.

Mr. Lyons explained that there are still bonds payable within the TIF District which will need to be taken into consideration before discussions of any payouts or closures of the TIF. He went on to explain that the starting Equalized Assessed Value of the TIF District was $7 million and has grown to nearly $25 million.

Ald. Rainey gave a background on the development that has occurred within the TIF, stating that each of the stores at that location has been successful.
C. Washington National TIF #4

Mr. Lyons introduced the TIF and explained that it was formed in 1994, amended in 1999 and is scheduled to expire in 2018. He stated that the TIF encompasses the Southwest portion of downtown Evanston. The TIF shows an $8 million fund balance but there is $25 million in bond payments that are still outstanding.

Mr. Griffin provided a brief overview of some of the Capital Improvement projects that are scheduled to be completed in the coming year, including waterline replacement on Davis Street and street-scape work. He stated that there has been a great amount of interest from downtown businesses in the façade program and other funding opportunities.

Mr. Lyons brought the Board's attention to pages 26 and 31 of the report and indicated that he believes that the TIF will remain stable and grow, enabling the future increment to cover the planned expenditures. Mr. Lyons explained that the initial EAV of the TIF District was $25.7 million and has grown to the current level of $100 million with six years left in the TIF District. Mr. Rychlicki indicated that the amendment to the TIF may have affected the EAV.

Ald. Rainey asked if Sherman Plaza was in the original TIF. Mr. Rychlicki responded that it was in the original Washington-National TIF boundaries. Mr. Lyons stated that the garage in Sherman Plaza is approximately 90% full. Mr. Holmes asked if the garage was City-owned, to which Mr. Lyons responded yes. He added that the increment accrued within the TIF District is paying for the debt service on the bond.

Mr. Stafford mentioned that if the increment had not covered this amount then the garage would have been paid for through the City's parking fund. He then described how much the Downtown area has grown since the establishment of the TIF District and emphasized that the increment has increased such that payment through the parking fund has not been necessary.

D. Howard Ridge TIF District #5

Mr. Lyons gave a brief introduction of the TIF, explaining that it is set to expire in 2028.

Ald. Rainey briefly described the most recent project underway, a lease for a restaurant on 623-627 Howard Street. She detailed how the City went about acquiring three buildings on Howard Street, with the vision of revitalizing the Street. Ms. Nyden then provided a brief overview of the 629 Howard Street project, the history of the 623-627 Howard Street project and the theater group project at 727 Howard Street.

Mr. Lyons then explained that the area met all of the requirements for establishing the TIF. He then detailed that the first project to use TIF funds was the 415 apartment building and is being used as a catalyst for the revitalization of Howard Street through various project funding strategies. Mr. Lyons then referred to pages 19, 26 and 31 of the report, describing the available funds which will be used to
assist in the development of the previously mentioned Howard Street projects.

Ald. Rainey explained how the building at 629 Howard Street was previously not generating any sales tax and now Ward Eight Cocktail Lounge & Shop is generating multiple sources of revenue and has been very successful.

E. West Evanston TIF District #6
Mr. Lyons gave a brief overview of the area encompassed by the TIF, explaining that it largely follows the old Mayfair railroad right-of-way. He stated that the TIF is set to expire in October of 2029 and that the purpose of the TIF was to update infrastructure and to attract industrial businesses.

Mr. Lyons stated that the railroad is not active and that has actual caused some blight in the area. He stated that one goal for that area is to create more green space along that right-of-way. Mr. Griffin described several projects underway within the TIF including $600,000 for the Emerson Square residential development, lighting around Evanston Township High School and some land acquisitions. Mr. Stafford expressed his support of the TIF and appreciation of the City's cooperation in terms of various public works and economic development projects.

Mr. Griffin summarized the Evanston North Shore Contractors Cooperative renovation underway at 1817 Church. Alderman Rainey added that the group has built an addition to the building and that there is a good partnership between the City and the Contractor's Cooperative.

Mr. Lyons explained that this is a much more diverse TIF with a greater list of challenges and goals associated with it than with the other TIF Districts. He indicated that a goal is to attract development that creates a bond deficit that will eventually create increment. He brought the Board's attention to pages 29, 31 and 34 of the report and stated that the beginning EAV for the TIF area was $37 million and is now $45 million.

IV. Board Discussion
Ms. Tony Gilpin, journalist with website Howard to Isabella, asked for clarification on the six jobs that Ward Manufacturing created after receiving City funds. Mr. Lyons responded that Ward Manufacturing pursued a building addition, new equipment and increased production. He then stated that the new jobs were likely in another location and moved to Evanston.

Ms. Gilpin then asked if LSL Industries would have to return the $50,000 it received from TIF funds since they are no longer in Evanston. Mr. Griffin responded that they are not required to repay those funds. Ms. Gilpin then inquired as to whether or not jobs are tracked by TIF. Mr. Griffin responded that the City does not track jobs by TIF but there is quarterly reporting on new jobs created by new or expanding businesses City-wide.

Mr. Holmes expressed appreciation for Ald. Rainey being present and sharing more detail stories regarding how the TIFs have benefitted the community. He
continued, stating that other communities would be envious of the growth seen in Evanston’s TIF Districts.

V. Adjournment
Mr. Holmes made a motion to adjourn; seconded by Ms. Brown. Meeting adjourned at 4:25 p.m.
EXHIBIT B
Special Revenue Funds - Continued

Township Funds

Town - to account for general administrative services.

General Assistance - to account for the assistance given to persons and/or families to meet their basic living expenses.

Debt Service Funds

Debt Service funds are used to account for the servicing of general long-term debt.

Special Service District No. 5 - accumulated monies for the principal and interest payments on unlimited ad valorem tax bonds issued for this special taxing district.

Southwest Tax Increment District - accumulated monies for the principal and interest payments on debt issued for this special taxing district.

Howard Hartrey Tax Increment District - accumulated monies for the principal and interest payments on debt issued for this special taxing district.

Washington National Tax Increment District - accumulated monies for the principal and interest payments on debt issued for this special taxing district.

Howard Ridge Tax Increment District - accumulated monies for the payments on redevelopment project for this special taxing district.

West Evanston Tax Increment District - accumulated monies for the payments on redevelopment project for this special taxing district.

Capital Projects Funds

Capital projects are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Special Assessment - to account for capital improvements financed by special assessments on property holder and public benefit contributions from the City.
CITY OF EVANSTON, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet - Continued
As of December 31, 2012 and March 31, 2012 for City and Township respectively

<table>
<thead>
<tr>
<th>Assets</th>
<th>Town</th>
<th>General Assistance</th>
<th>Total Township Funds</th>
<th>Total Special Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and equivalents</td>
<td>$352,718</td>
<td>$1,507,749</td>
<td>$1,860,467</td>
<td>$7,661,448</td>
</tr>
<tr>
<td>Investments</td>
<td></td>
<td></td>
<td></td>
<td>3,355,646</td>
</tr>
<tr>
<td>Receivables</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes (net of allowance)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current year levy</td>
<td>130,205</td>
<td>486,928</td>
<td>617,133</td>
<td>5,278,347</td>
</tr>
<tr>
<td>Notes</td>
<td></td>
<td></td>
<td></td>
<td>7,057,452</td>
</tr>
<tr>
<td>Allowance</td>
<td></td>
<td></td>
<td></td>
<td>(90,000)</td>
</tr>
<tr>
<td>Special assessments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accrued interest</td>
<td></td>
<td></td>
<td></td>
<td>7,452</td>
</tr>
<tr>
<td>Other</td>
<td>966</td>
<td>3,795</td>
<td>4,761</td>
<td>938,498</td>
</tr>
<tr>
<td>Prepaid items</td>
<td></td>
<td>2,242</td>
<td>2,242</td>
<td></td>
</tr>
<tr>
<td>Due from other governments</td>
<td></td>
<td></td>
<td></td>
<td>1,187,781</td>
</tr>
<tr>
<td>Due from other funds</td>
<td></td>
<td>10,860</td>
<td>10,860</td>
<td>264,809</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$483,889</td>
<td>$2,011,574</td>
<td>$2,495,463</td>
<td>$25,663,675</td>
</tr>
</tbody>
</table>

Liabilities and Fund Balances

<table>
<thead>
<tr>
<th>Liabilities</th>
<th>Town</th>
<th>General Assistance</th>
<th>Total Township Funds</th>
<th>Total Special Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vouchers payable</td>
<td>$2,997</td>
<td>$29,195</td>
<td>$32,192</td>
<td>$1,514,273</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td>665</td>
</tr>
<tr>
<td>Due to other governments</td>
<td></td>
<td></td>
<td></td>
<td>196,883</td>
</tr>
<tr>
<td>Due to other funds</td>
<td>10,860</td>
<td></td>
<td>10,860</td>
<td>256,695</td>
</tr>
<tr>
<td>Deferred revenues</td>
<td>110,190</td>
<td>463,126</td>
<td>573,316</td>
<td>5,009,354</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>124,047</td>
<td>492,321</td>
<td>616,368</td>
<td>7,077,870</td>
</tr>
</tbody>
</table>

Fund Balances

| Nonnependable                               |      | 2,242             | 2,242                | 2,242                |
| Restricted                                  |      |                   |                      |                      |
| Highway maintenance                         |      |                   |                      | 999,368              |
| Emergency telephone system                  |      |                   |                      | 1,264,807            |
| Library projects                            |      |                   |                      | 4,579,106            |
| HUD approved projects                       |      |                   |                      | 5,463,987            |
| Neighborhood improvements                   |      |                   |                      | 2,366,041            |
| Debt service                                |      |                   |                      |                      |
| Township                                   | 359,842 | 1,517,011       | 1,876,853            | 1,876,853            |
| Committed - Economic Development            |      |                   |                      | 2,150,404            |
| Assigned                                   |      |                   |                      |                      |
| Unassigned (deficit)                        |      |                   |                      | (117,003)            |
| Total Fund Balances (Deficit)               | 359,842 | 1,519,253       | 1,879,095            | 18,588,805           |

| Total Liabilities and Fund Balances         | $483,889 | $2,011,574     | $2,495,463           | $25,663,675          |

-109-
<table>
<thead>
<tr>
<th>District</th>
<th>Special Service</th>
<th>Howard Tax</th>
<th>Southwest Tax</th>
<th>Howard Tax</th>
<th>Washington Tax</th>
<th>Howard Tax</th>
<th>West Tax</th>
<th>Total Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. 5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$ 4,595</td>
<td>$ 24,939</td>
<td>$ 4,027,140</td>
<td>$ 7,511,308</td>
<td>$ 295,933</td>
<td>$ 1,158,477</td>
<td>$ 13,022,392</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>448,875</td>
<td>456,403</td>
<td>1,113,811</td>
<td>4,538,560</td>
<td>470,682</td>
<td>255,315</td>
<td>7,283,646</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>400,000</td>
<td>280,000</td>
<td>220,000</td>
<td>-</td>
<td>490,000</td>
<td>-</td>
<td>1,390,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$ 853,470</td>
<td>$ 761,342</td>
<td>$ 5,360,951</td>
<td>$ 12,049,868</td>
<td>$ 1,256,615</td>
<td>$ 1,413,792</td>
<td>$ 21,696,038</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District</th>
<th>Special Service</th>
<th>Howard Tax</th>
<th>Southwest Tax</th>
<th>Howard Tax</th>
<th>Washington Tax</th>
<th>Howard Tax</th>
<th>West Tax</th>
<th>Total Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. 5</td>
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<td>$ -</td>
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<td>$ -</td>
<td>$ 21,233</td>
<td>$ -</td>
<td>$ 21,233</td>
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</tr>
<tr>
<td></td>
<td>420,416</td>
<td>456,403</td>
<td>1,113,811</td>
<td>4,107,409</td>
<td>179,693</td>
<td>250,423</td>
<td>6,528,155</td>
<td></td>
</tr>
<tr>
<td></td>
<td>420,416</td>
<td>456,403</td>
<td>1,115,312</td>
<td>4,758,564</td>
<td>201,105</td>
<td>540,945</td>
<td>7,492,745</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>District</th>
<th>Special Service</th>
<th>Howard Tax</th>
<th>Southwest Tax</th>
<th>Howard Tax</th>
<th>Washington Tax</th>
<th>Howard Tax</th>
<th>West Tax</th>
<th>Total Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. 5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>433,054</td>
<td>304,939</td>
<td>4,245,639</td>
<td>7,291,304</td>
<td>1,055,510</td>
<td>872,847</td>
<td>14,203,293</td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>433,054</td>
<td>304,939</td>
<td>4,245,639</td>
<td>7,291,304</td>
<td>1,055,510</td>
<td>872,847</td>
<td>14,203,293</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$ 853,470</td>
<td>$ 761,342</td>
<td>$ 5,360,951</td>
<td>$ 12,049,868</td>
<td>$ 1,256,615</td>
<td>$ 1,413,792</td>
<td>$ 21,696,038</td>
<td></td>
</tr>
</tbody>
</table>

Continued
## CITY OF EVANSTON, ILLINOIS

### Nonmajor Governmental Funds

**Combining Statements of Revenues, Expenditures, and Changes in Fund Balances - Continued**

For the Fiscal Year ended December 31, 2012 and March 31, 2012 for City and Township respectively

<table>
<thead>
<tr>
<th>Special Revenue</th>
<th>General Assistance</th>
<th>Total Township Funds</th>
<th>Total Special Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenues</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td>$327,838</td>
<td>$1,057,007</td>
<td>$1,384,845</td>
</tr>
<tr>
<td>Special assessments</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Intergovernmental</td>
<td>56,751</td>
<td>56,751</td>
<td>12,720,513</td>
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<td>Charges for services</td>
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<tr>
<td>Investment income</td>
<td>138</td>
<td>613</td>
<td>751</td>
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<tr>
<td>Miscellaneous</td>
<td>-</td>
<td>5,443</td>
<td>5,443</td>
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<tr>
<td>Total Revenues</td>
<td>384,727</td>
<td>1,063,063</td>
<td>1,447,790</td>
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<table>
<thead>
<tr>
<th>Expenditures</th>
<th>Current</th>
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</tr>
</thead>
<tbody>
<tr>
<td>General management and support</td>
<td>327,714</td>
<td>1,076,829</td>
<td>1,404,543</td>
</tr>
<tr>
<td>Public safety</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Public works</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Health and human resource development</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Recreation and cultural opportunities</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Housing and economic development</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Debt service</td>
<td>-</td>
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<tr>
<td>Principal</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interest</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Fiscal agent fees</td>
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<td>-</td>
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</tr>
<tr>
<td>Capital outlay</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>327,714</td>
<td>1,076,829</td>
<td>1,404,543</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Excess (Deficiency) of Revenues</th>
<th>Over (Under) Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Change in Fund Balances</td>
<td>57,013</td>
</tr>
<tr>
<td>Fund Balances (Deficit) - Beginning</td>
<td>(13,766)</td>
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<tr>
<td>Fund Balances (Deficit) - Ending</td>
<td>$359,842</td>
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<table>
<thead>
<tr>
<th>Special Service</th>
<th>Southwest</th>
<th>Howard Harney</th>
<th>Washington National</th>
<th>Howard Ridge Tax</th>
<th>West Evanston Tax</th>
<th>Total Debt Service</th>
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<tbody>
<tr>
<td>District No. 5</td>
<td>Tax</td>
<td>Increment</td>
<td>District</td>
<td>Increment</td>
<td>District</td>
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<td></td>
<td></td>
<td>District</td>
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<tr>
<td>$ 408,107</td>
<td>$ 448,605</td>
<td>$ 1,113,811</td>
<td>$ 4,594,327</td>
<td>$ 752,477</td>
<td>$ 26,572</td>
<td>$ 7,344,109</td>
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<td></td>
<td>9</td>
<td>7</td>
<td>13,251</td>
<td>17,754</td>
<td>164</td>
<td>713</td>
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<tr>
<td>$ 408,116</td>
<td>$ 448,612</td>
<td>$ 1,127,062</td>
<td>$ 4,612,291</td>
<td>$ 767,478</td>
<td>$ 27,285</td>
<td>$ 7,390,844</td>
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<tr>
<td>$ 423,231</td>
<td>670</td>
<td>1,740,696</td>
<td>1,313,609</td>
<td>692,633</td>
<td>1,190,031</td>
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<tr>
<td>$ 15,115</td>
<td>$ 447,942</td>
<td>$ 613,634</td>
<td>$ 3,298,682</td>
<td>$ 74,845</td>
<td>(1,162,746)</td>
<td>$ 2,029,974</td>
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<tr>
<td>$ 433,054</td>
<td>$ 304,939</td>
<td>$ 4,245,639</td>
<td>$ 7,291,304</td>
<td>$ 1,055,510</td>
<td>$ 872,847</td>
<td>$ 14,203,293</td>
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INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE

To the Honorable Elizabeth B. Tisdahl, Mayor and
Members of the City Council
Evanston, Illinois

We have audited the basic financial statements of the City of Evanston, Illinois, as of and for the year ended December 31, 2012, and have issued our report thereon dated June 28, 2013. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts and grants applicable to the City of Evanston is the responsibility of the City of Evanston’s management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we performed tests of the City of Evanston’s compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, “An Act In Relation to Tax Increment Financing”, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly Virchow Krause LLP
Oak Brook, Illinois
June 28, 2013