



SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	One Normal Plaza
Primary Use of Redevelopment Project Area*:	Combination/Mixed Use
If "Combination/Mixed" List Component Types:	Commercial/Residential
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
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>	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
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)] <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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	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 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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
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) (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 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, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>	X	
A list of all intergovernmental agreements in effect in FY 2010, 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 list only of the intergovernmental agreements labeled Attachment M</b>	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.



**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 \$ (6,729)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 13,253	\$ 19,267	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

\*must be completed where 'Reporting Year' is populated

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 13,253

**Cumulative Total Revenues/Cash Receipts** \$ 19,267 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ -

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ -

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ 13,253

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 6,524

\* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

PAGE 1

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

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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
		\$ -
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -









**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))**  
**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period**

FUND BALANCE, END OF REPORTING PERIOD \$ 6,524

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

Total Amount Designated for Obligations \$ - \$ -

<b>2. Description of Project Costs to be Paid</b>		
Terri Ryburn Enterprises		\$ 6,524

Total Amount Designated for Project Costs \$ 6,524

**TOTAL AMOUNT DESIGNATED** \$ 6,524

**SURPLUS\*/(DEFICIT)** \$ -

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing



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

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**

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:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)  
PAGE 1

If <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided: <span style="float:right; margin-right: 50px;">X</span>
If Projects <b>WERE</b> undertaken by the Municipality Within the Redevelopment Project Area enter the <b>TOTAL</b> 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

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

<b>Project 1:</b>			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 2:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 3:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0


<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

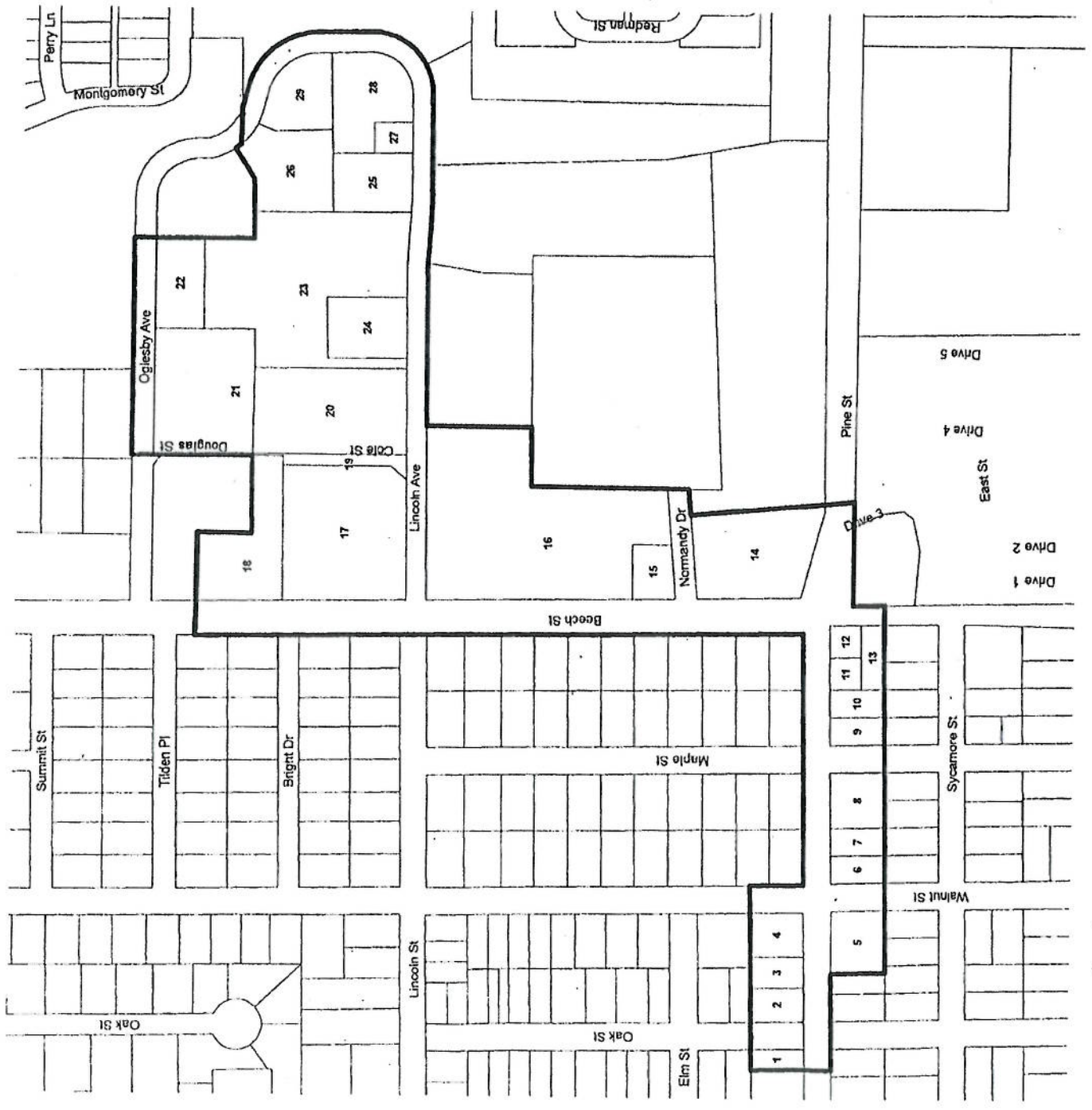
<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0





**Parcel Identification**  
 One Normal Plaza  
 Redevelopment Project Area  
 Town of Normal, Illinois

- Legend**
-  One Normal Plaza Boundary
  - 29 Parcel Identification Number



FEBRUARY 2009



PGAVURBANCONSULTING

## EXHIBIT A

### Legal Description of Proposed One Normal Plaza Redevelopment Project Area

- Commencing from the Southeast corner of Lot 44, Brightview Sub, head North along the West side of the Beech St. ROW for approximately 1455 ft. to a point due West of the Northwest corner of Lot 7, One Normal Plaza PUD Sub.
- Continue East approximately 248.5 ft. to the northernmost NE corner of Lot 7, said Subdivision.
- Continue South approximately 130.96 ft. to the southernmost SW corner of Lot 6, said Subdivision.
- Continue East approximately 192.08 ft. to the SE corner of Lot 6, said Subdivision.
- Continue North approximately 278.9 ft. to a point on the North side of the Oglesby Ave ROW.
- Continue East approximately 523.5 ft. along the Oglesby Ave ROW to a point due North of the Northeast corner of Lot 9, One Normal Plaza PUD Subdivision.
- Continue South approximately 277.85 ft. to the SW corner of Lot 11, said Subdivision.
- Continue East approximately 145.85 ft. along the South edge of Lot 11, said Subdivision, and then East Northeast approximately 80.19 ft. to the Eastern most point of Lot 11, said Subdivision.
- Continue Southeast approximately 22 ft. along the Northeast edge of Lot 16 said Subdivision to a point due West of the Southwest corner of Lot 295, Savannah Green 7<sup>th</sup> Addition.
- Continue due East approximately 89 ft. to the Southwest corner of Lot 295, Savannah Green 7<sup>th</sup> Addition.
- Follow the East side of the Oglesby Ave ROW for approximately 218 ft until it changes to Lincoln Ave ROW.
- Continue South and then West along the East and South sides of the Lincoln Ave. ROW. for approximately 1223 ft. to the Northeast corner of Lot 22, One Normal Plaza PUD Subdivision.
- Continue South approximately 255.66 ft. to the Southwest corner of Lot 27, said Subdivision.
- Continue West approximately 143.1 ft. to the Northwest corner of Lot 26, said Subdivision.
- Continue South approximately 377.6 ft. to the Southeast corner of the Normandy Drive ROW.
- Continue West Southwest approximately 62.18 ft. to the Northeast corner of Lot 24, said Subdivision.
- Continue South Southeast approximately 321.71 ft. to the South east corner of Lot 24, said Subdivision, and then on the same heading, approximately 69 ft. to the South side of the Pine St. ROW.
- Continue due West approximately 246 ft to the East ROW line of Beech Street.
- Continue South along the East edge of the Beech Street ROW approximately 78 ft. to a point that is due East of the Southeast corner of Lot 1, Block 1, Normal 1<sup>st</sup> Addition.

- Head due West approximately 886 ft. to a point 18 feet West of the Southwest corner of Lots 2 Block 3, Normal 1<sup>st</sup> Addition.
- Continue North approximately 132 ft. to the South ROW of Pine Street.
- Continue West approximately 231 ft. along the South side of Pine St ROW to a point due South of the Southwest corner of Lot 9, Block 3, Morningside Addition.
- Continue North approximately 189.45 ft. to the Northwest corner of Lot 9, Block 3, Morningside Addition.
- Continue East approximately 446 ft to a point on the East side of the Walnut St ROW.
- Continue South approximately 125.5 ft along the East edge of the Walnut Street ROW to the Southwest corner of Lot 1, Brightview Sub.
- Continue East along the North edge of the Pine Street ROW approximately 605.3 ft back to the Point of Commencement.



Attachment B

Certification of Compliance  
By the Chief Executive Officer



September 25, 2012

Local Government Division  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Re: Report of Annual Activities – Normal Downtown Renewal Redevelopment Project Area –  
April 1, 2011 – March 31, 2012

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the Town of Normal hereby submits the annual Tax Increment Finance Report for Normal for the period April 1, 2011 through March 31, 2012.

I hereby certify that the Town of Normal has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal year 2011-12.

Should you have any questions concerning our annual report, please contact Andrew Huhn, Finance Director (309) 454-2444.

Sincerely,

A handwritten signature in black ink that reads "Christopher Koos". The signature is written in a cursive style with a large initial "C".

Christopher Koos  
Mayor

Enclosure

Attachment C

Certification of Compliance  
By the Legal Counsel of the Municipality





September 25, 2012

Local Government Division  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Re: Report of Annual Activities – Main/Osage Redevelopment Project Area April 1, 2011 – March 31, 2012

Dear Local Government Compliance Manager:

I am legal counsel for the Town of Normal, Illinois (the “Town”), and in connection with the requirements of Section 5/11-74.4 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/11-74.4) and also referred to as the Tax Increment Allocation Redevelopment Act (the “Acts”) I have examined, among other things, the following:

1. Annual Tax Increment Finance Report for Main/Osage Redevelopment Project Area dated September 25, 2012.
2. A letter dated September 25, 2012, from Christopher Koos, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief Executive Office of the Town, as required by Section 11-74.4-5 (d) (3) and 11-74.6-22 (d) (3) of the Act.

Based on the foregoing and in reliance on the factual matters contained therein, but without having independently verified the accuracy or completeness of such factual matters, I am of the opinion that the Town was in compliance with the Act of and during the period covered by such reported information.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Mahrt", written over a horizontal line.

Steven D. Mahrt  
Corporation Counsel

Attachment H

Minutes of Meetings Held by the Joint Review Board

MINUTES

TOWN OF NORMAL TAX INCREMENT FINANCING PLAN  
JOINT REVIEW BOARD – ONE NORMAL PLAZA  
POLICE LIBRARY  
100 E. PHOENIX AVE., NORMAL, IL

ANNUAL MEETING  
3:05 p.m.

SEPTEMBER 22, 2011

**Members Present:**

Mark Peterson, Town of Normal City Manager; Rich Farr, Normal Township; Erik Bush, Unit 5

**Others Present:**

Jeanne Moonan, Citizen; John Alft, Citizen; Joe Tulley, Uptown Marketing Manager; Wayne Aldrich, Uptown Development Director; Mercy Davison, Town of Normal; Karen Killingsworth, Town of Normal Finance Department; Andrew Huhn, Town of Normal Finance Department

**Call to Order:**

City Manager Mark Peterson called the meeting to order at 3:14 p.m.

**Approval of the Minutes:**

Mr. Farr moved to approve the September 16, 2010 meeting minutes. Mr. Bush seconded. The motion carried 3-0.

**Annual Review of the One Normal Plaza Tax Increment Redevelopment Plan and Project**

Ms. Davison summarized the activity that had occurred within the One Normal Plaza TIF district in the previous year. No significant activity has occurred at One Normal Plaza itself, where a primary goal of the TIF is to rehabilitate the vacant Administration and Infirmary buildings. The owner of 305 Pine Street (“Sprague’s Super Service”) successfully sought historic landmark designation from the Town in the summer. The property is also designated on the National Register of Historic Places. The owner continues to rehabilitate the building.

Mr. Peterson noted that the Town continues to work toward getting the Administration/Infirmary buildings rehabilitated but the economy is working against the project.

No action was required for the annual review, and the meeting was adjourned at 3:17 p.m.

Respectfully submitted,

Mercy Davison  
Town Planner