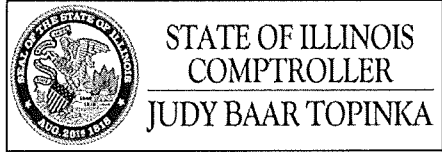


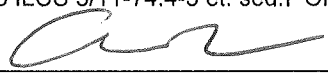
FY 2013
 ANNUAL TAX INCREMENT FINANCE
 REPORT



Name of Municipality: Normal Reporting Fiscal Year: **2013**
 County: McLean Fiscal Year End: **3/31/2013**
 Unit Code: 064/095/31

TIF Administrator Contact Information

First Name: Andrew Last Name: Huhn
 Address: 11 Uptown Circle Title: Finance Director
 Telephone: 309-454-9742 City: Normal Zip: 61761
 Mobile 309-261-2033 E-mail ahuhn@normal.org
 Mobile Best way to Email _____ Phone _____
 Provider contact _____ Mobile _____ Mail _____

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
 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 9.23.13

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

Name of Redevelopment Project Area	Date Designated	Date Terminated
One Normal Plaza	10/19/2009	

*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.]

FY 2013

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 <u> x </u>	Industrial Jobs Recovery Law <u> </u>

	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)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
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)] If yes, please enclose the Activities Statement labeled Attachment D	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports 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)] If yes, please enclose the Joint Review Board Report labeled Attachment H		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)] If yes, please enclose the Official Statement labeled Attachment I	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)] If yes, please enclose the Analysis labeled Attachment J	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) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	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)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L	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)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	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.

FY 2013

TIF NAME: One Normal Plaza

Fund Balance at Beginning of Reporting Period

\$ 6,524

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 16,842	\$ 36,109	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

\$ 16,842

Cumulative Total Revenues/Cash Receipts

\$ 36,109 100%

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

\$ 3,000

Distribution of Surplus

Total Expenditures/Disbursements

\$ 3,000

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

\$ 13,842

FUND BALANCE, END OF REPORTING PERIOD*

\$ 20,366

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

Total Amount Designated (Carried forward from Section 3.3)

\$ -

SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)

\$ -

8. Financing costs. Subsection (q) (6) and (o)(8)

\$ -

9. Approved capital costs. Subsection (q)(7) and (o)(9)

\$ -

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY

\$ -

11. Relocation costs. Subsection (q)(8) and (o)(10)

\$ -

12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)

\$ -

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)

\$ -

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(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 TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 3,000

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

FY 2013

TIF NAME: One Normal Plaza

FUND BALANCE, END OF REPORTING PERIOD \$ 20,366

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ - - \$ -

2. Description of Project Costs to be Paid		
Renovations to 305 E. Pine St.		\$ 20,366

Total Amount Designated for Project Costs \$ 20,366

TOTAL AMOUNT DESIGNATED \$ 20,366

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)]

FY 2013

TIF NAME: One Normal Plaza

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

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:	

FY 2013

TIF NAME: One Normal Plaza

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 ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: <u> X </u>			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

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

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

Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25:			
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. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2013

TIF NAME: One Normal Plaza

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

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2009	\$ 758,486	\$ 1,052,938

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

The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention

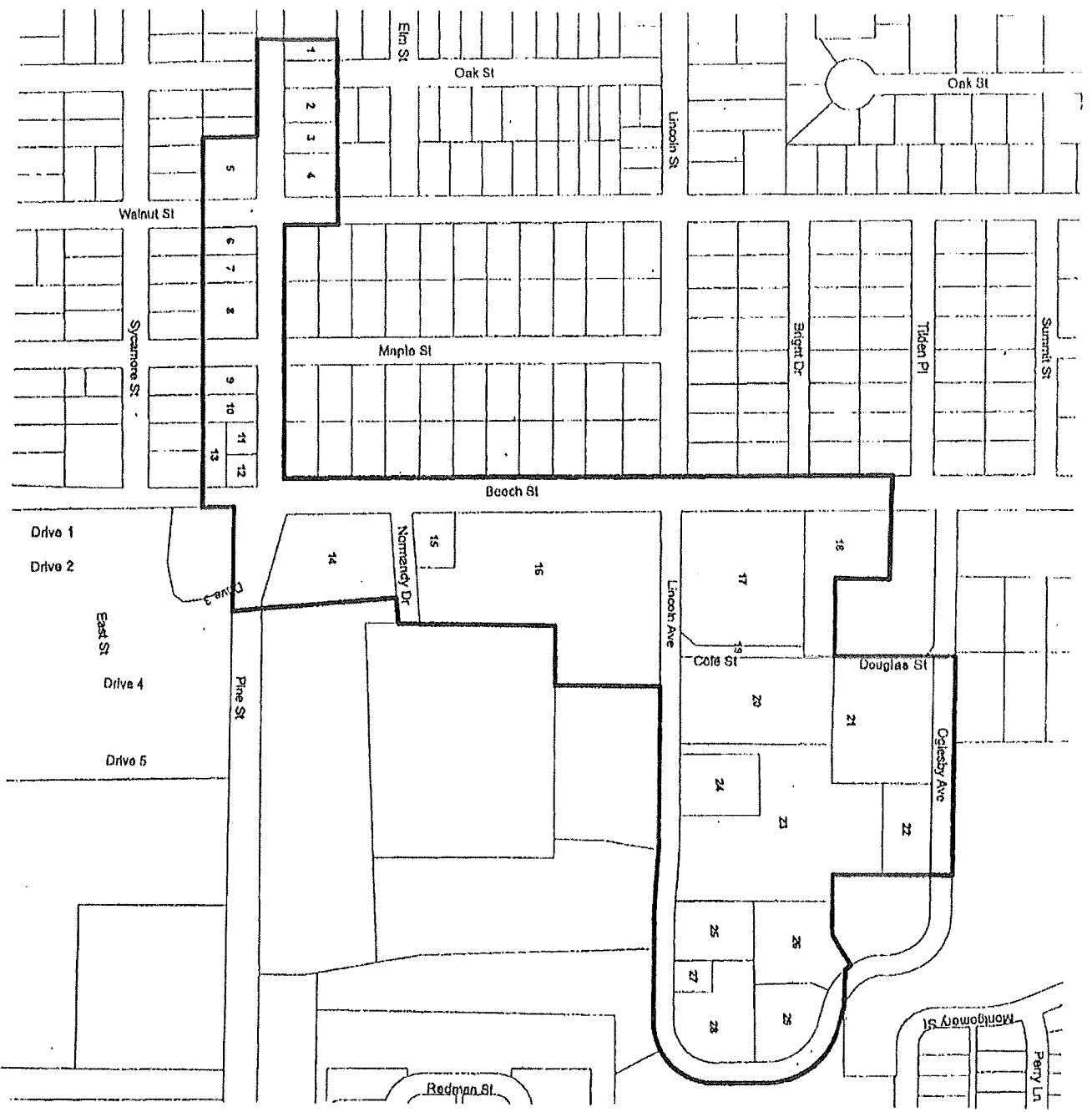
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -



SECTION 8

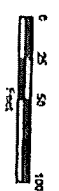
Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

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



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



FEBRUARY 2009

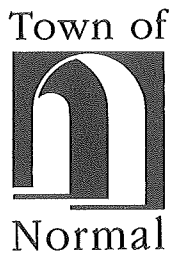
PGAV URBAN CONSULTING

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 7th Addition.
- Continue due East approximately 89 ft. to the Southwest corner of Lot 295, Savannah Green 7th 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 1st Addition.

- Head due West approximately 886 ft. to a point 18 feet West of the Southwest corner of Lots 2 Block 3, Normal 1st 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.



September 23, 2013

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

Re: Report of Annual Activities – One Normal Plaza Redevelopment Project Area – April 1, 2012 – March 31, 2013

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, 2012 through March 31, 2013.

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 2012-13.

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

Sincerely,

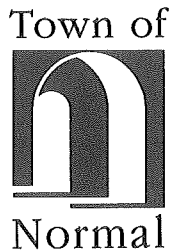
A handwritten signature in cursive script that reads "Christopher Koos".

Christopher Koos
Mayor

Enclosure

"Committed to Service Excellence"

11 Uptown Circle • Post Office Box 589 • Normal, Illinois 61761-0589
Telephone (309) 454-2444 • Fax (309) 454-9609 • TDD (309) 454-9630
www.normal.org



September 23, 2013

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

Re: Report of Annual Activities – One Normal Plaza Renewal Redevelopment Project
Area April 1, 2012 – March 31, 2013


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:

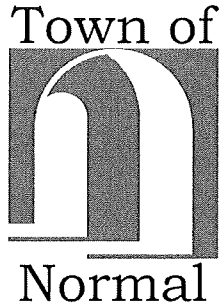
1. Annual Tax Increment Finance Report for One Normal Plaza Renewal Redevelopment Project Area dated September 23, 2013.
2. A letter dated September 23, 2013, from Christopher Koos, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief 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,



Steven D. Mahrt
Corporation Counsel



MINUTES
Joint Review Board
Town of Normal One Normal Plaza TIF District
September 18, 2012

The Joint Review Board (JRB) for the Town of Normal One Normal Plaza Tax Increment Financing District met September 18, 2012 to review the 2012 Annual TIF Report to the Comptroller.

Mark Peterson, Town of Normal City Manager and JRB Chairman, called the meeting to order at 3:10 PM in the Ron Hill Room (Room 334) in Uptown Station. Also present were JRB members Rich Farr, Normal Township; Erik Bush, McLean County Unit School District #5, and Rob Widmer, Heartland Community College.

In attendance were Town of Normal staff members Wayne Aldrich, Uptown Development Director; Karen Killingsworth, Financial Analyst; Andrew Huhn, Finance Director; Steve Mahrt, Corporation Counsel; Qianru (Serena) Zhao, legal intern and Sally Heffernan, Assistant to the City Manager.

Mr. Farr made a motion to approve the September 22, 2011 meeting minutes. Mr. Bush seconded. The motion carried unanimously.

Mr. Peterson said there has been no significant redevelopment in One Normal Plaza. He noted a Request for Proposals issued for redevelopment of the General Administration Building generated no response. The owner of the building has marketed the property but has had no interest. Mr. Peterson noted the building was deteriorating and, without intervention in the near future, will probably not be salvageable.

He noted there has been some activity at an historic structure at 305 Pine Street on the Route 66 Scenic Byway. The property owner has received grants for renovation of the building including new windows. Renovation of the building is TIF eligible, and future increment may be available to assist the owner's plans to create a tourist stop along the famous route.

No action was required for the annual review.

Mr. Widmer moved to adjourn, and Mr. Farr seconded. The motion carried unanimously.