

Alison White

From: Bloomington Normal News <blnnews@yahoo.com>
Sent: Tuesday, January 15, 2019 3:34 PM
To: Alison White
Subject: FOIA request

I am requesting the following information under the Freedom of Information Act:

- 1) Original ordinance and council documentation authorizing the lease of the 2nd floor of 1 Uptown Circle
- 2) Any bills received pertaining to charges for common areas, taxes etc pertaining to the lease since inception as documented in the lease agreement.

This request is a non-commercial request. I am requesting electronic copies. I am requesting fees be waived as outlined in the FOI Act as this is a request for public information that is to be shared publicly.

If a waiver of fees is not given then I do request an estimate of the cost be provided prior to filling the FOIA request.

Diane Benjamin





Wednesday, January 23, 2019

[Delivered via email]

Ms. Diane Benjamin
blnnews@yahoo.com

Dear Ms. Benjamin:

This letter is in response to your FOIA request received by the Town of Normal on January 15, 2019. You requested:

“Original ordinance and council documentation authorizing the lease of the 2nd floor of 1 Uptown Circle”

The original ordinance, No. 5635, was provided to you January 15, 2019, in response to the FOIA request you submitted to the Town January 9, 2019. I’m attaching the Council Action Report associated with that ordinance to address the “council documentation” portion of your request.

“Any bills received pertaining to charges for common areas, taxes etc pertaining to the lease since inception as documented in the lease agreement.”

The Town does not receive bills for these expenses, rather they are built into the rent that is paid monthly. I’m attaching our rent summary, which breaks this payment down into base rent, common area maintenance, insurance, and real estate taxes. I’m also including transaction receipts, showing the monthly auto-payment to Tartan Realty Group.

This completes your request submitted to us January 15, 2019.

Sincerely,

A handwritten signature in black ink that reads "Alison K. White".

Alison K. White
Deputy Clerk, Town of Normal



NOTICE OF DENIAL


Your request for copies of public records was received on 1/15/19 and has been partially denied on 1/23/19.

The following information was withheld: **account number**

This information was withheld pursuant to the following statute(s):

- 5 ILCS 140/7(1)(b) – Private information, unless disclosure is required by another provision of this Act, a State or federal law or a court order, as defined at 5 ILCS 140/2 (c-5) - "Private information" means unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when compiled without possibility of attribution to any person is exempt from disclosure.

By:


Angela Huonker, Town Clerk


Alison K. White, Deputy Clerk

APPEAL RIGHT

Pursuant to law, you are entitled to appeal the decision denying your request for certain information. You may appeal by requesting a review by the Attorney General's Public Access Counselor within 60 calendar days from the date of this denial. Here is the contact information of the Public Access Counselor:

Office of the Attorney General
Public Access Bureau
500 S. 2nd Street
Springfield, Illinois 62706
217-558-0486
publicaccess@atg.state.il.us

You also have the right to judicial review. Suit may be filed in the Circuit Court for McLean County:

Law and Justice Center
Circuit Clerk
104 W. Front St.
Bloomington, IL 61701
309-888-5301
www.co.mclean.il.us/circuitclerk

TOWN COUNCIL ACTION REPORT

March 17, 2016

Ordinance Authorizing the Execution of a Redevelopment Agreement Pertaining to the Uptown Circle Phase 2 Project Involving the Construction and Operation of a Mixed Use Building in Uptown Normal

PREPARED BY: Mark R. Peterson, City Manager

REVIEWED BY: Brian Day, Corporation Counsel
Andrew Huhn, Director of Finance

BUDGET IMPACT: The total project cost is estimated at \$14.1 million. The Town has committed to contribute a project grant of \$2.75 million to the project in addition to the rebate of a portion of sales tax associated with the first floor retail use of the building. The grant funds will be raised this month as part of a new G.O. bond issue. The agreement also incorporates a lease agreement between the Town and the owner for approximately 13,780 square feet of office space on the second floor of the building. It is envisioned that the Town will utilize that space to house the Inspections, Planning and Engineering Departments. Funds will need to be appropriated in FY2017-18 Operating Budget for the lease expense.

STAFF RECOMMENDATION: Approval

ATTACHMENTS: Proposed Ordinance, Proposed Redevelopment Agreement Including Various Related Exhibits; Images of proposed building and floor plan layouts

BACKGROUND

In October of 2011, the Town issued a Request for Proposals seeking development interest in a site in Uptown Normal located immediately north of the Uptown Station site and immediately east of the Marriott Hotel property. At that time, a total of ten development proposals were received. After a careful review and vetting of all the proposals, including interviews for the four top selected responses, the Town Council chose the proposal submitted by the development team of Tartan Realty Group and Harlem Irving Companies.

The Tartan/Harlem Irving team proposed a mixed use project consisting of a limited service hotel, a residential tower with luxury apartments and retails uses on the ground floor. In December of 2012, the Town entered into a comprehensive development agreement pertaining to the aforementioned project, which at that time was estimated to cost a total of \$32+ million.

TOWN COUNCIL ACTION REPORT

In February of 2014, the Council revised the redevelopment agreement to make several changes at the request of the developer. First of all, the Harlem Irving Company withdrew from the development team and was replaced by Campus Acquisitions, Inc. Tartan Realty and Campus Acquisitions, formed a new company called Uptown Circle Development, Inc. which then became the project developer.

Also in February of 2014, the developer requested that the project be bifurcated into two phases. The first phase involved the construction of a Hyatt Place Hotel on the west half of the property directly across from the Marriott Hotel and Conference Center. The Phase 2 portion of the project was envisioned to be a mixed use residential/retail tower which would be constructed at a later date.

Of the \$7.85 million in public investment that was originally committed to the overall project by the Council in 2011, the developer requested that \$5.1 million of that be allocated to Phase 1 which was the Hyatt Place Hotel. Those funds were raised via a General Obligation issue in 2014 and were contributed to the project. The Hyatt Place Hotel was completed last fall and has been successfully operating since that time. The developer is now ready to proceed with Phase 2 of the project which will consist of a five story mixed use building; three of the upper stories will include luxury apartments with one story of commercial office and ground floor retail which is envisioned to consist of a single full-service restaurant.

The cost for Phase 2 is estimated to be \$14.1 million. Since the Town has already committed \$5.1 million to the overall project (Phase 1 contribution), that leaves \$2.75 million for the Phase 2 contribution which the Town will raise later this month as part of a new General Obligation Bond issue. As part of the Town's original agreement with the developer, the Council committed to convey the site to the developer for a sum of \$1.00. The portion of the site for Phase 1 was conveyed back in 2014. The attached agreement provides for the conveyance of the balance of the site to accommodate Phase 2.

DISCUSSION/ANALYSIS

The attached development agreement for the Phase 2 project is comprehensive and includes a number of exhibits containing sub-agreements related to such things as parking, site conveyance, construction disbursements and office space lease.

The development agreement calls for the construction of a five story mixed use building of approximately 65,000 square feet in overall size. The project will include, underground parking (for residential tenants), a ground floor full-service restaurant, commercial office space on the second floor and residential apartments on the remaining upper floors.

Restaurant:

With respect to the ground floor restaurant, the agreement calls for that restaurant to be a "fine dining restaurant" which is defined as a full service sit-down restaurant with an upscale menu and extensive beverage offerings. The Town shall have approval authority over the selection of the restaurant to ensure compliance with the Town's objectives. We understand that the development team will be selecting an operator for the restaurant in the very near future.

Exterior design control and LEED certification:

The agreement stipulates that the Town shall also have approval over all of the exterior features of the building which includes any fixtures or building appurtenances that are visible from the public streets or thoroughfares. The Town also, in accordance with the agreement, has approval rights over the unit plan for the residential units. The exterior design of the project will also be reviewed by the Uptown Design Review Commission. The project is required to meet LEED certification standards as set forth by the U.S. Green Building Council.

TOWN COUNCIL ACTION REPORT

Project Time Table:

The development agreement sets forth a detailed project time line. That time line included various submittal deadlines and requires that commencement of construction of the project occur no later than 90 days after the Town's approval of the specific construction plans in accordance with Section 2.3. The agreement also requires that the project be substantially completed within 18 months of the commencement of construction. We understand that the developer is hoping to move much more quickly than the time table set forth in the agreement would require. It is the developer's expectation to begin construction in early summer of this year with the expectation that the project will be substantially completed in approximately 12 months from the start of construction.

Prevailing wage requirement:

The agreement requires that all construction work on the project comply with the State of Illinois Prevailing Wage Act.

Town's contribution:

The agreement calls for the Town to contribute \$2.75 million to the project. Without this public support, the project's return on investment (ROI) would be such that it would not be considered a financially viable project. The Town will raise its contribution through the proceeds of a G.O. Bond issue this month. The Town expects to recover all of the upfront investment in the project (including the interest cost associated with the bond financing) through the receipt of new tax revenue that will be generated by the project including real estate tax revenue (captured by the existing Tax Increment Financing Fund), sales tax revenue, food & beverage tax revenue and utility tax revenue.

With this agreement, the Town also agrees to rebate to the developer all of the Town's share of the State of Illinois Retailers Occupation Tax for a period of ten years or up to a maximum of \$1 million whichever comes first. The Town will receive 100% of all other taxes generated by the project including the home-rule sales tax revenue and the food & beverage tax revenue. Per the proposed agreement, the Town will also waive all usual and customary building and development fees associated with the project.

Parking agreement:

As part of the agreement, the Town has agreed to allow the developer the free use of up to twenty (20) spaces in the Uptown Station parking deck, for a period of up to 15 years, for assignment to residential tenants of the proposed building. The building project will also contain 22 spaces on the lower level of the building for residential tenant parking.

Lease agreement:

Contained within Schedule 8 of the development agreement is an office lease agreement. As part of that agreement, the Town will lease 13,780 square feet of space on the second floor of the project for municipal offices. It is the Town's intent to relocate the Engineering, Inspections and Planning Departments into that space. Relocation of those offices will ultimately be necessary in order to undertake the planned redevelopment of the former City Hall campus area that is part of the Uptown 2.0 redevelopment plan. The proposed lease agreement has an initial 15 year lease agreement with three renewal options. The lease is also assignable by the Town to another potential office tenant which is willing to accept the terms and conditions of the lease agreement.

TOWN COUNCIL ACTION REPORT

The lease agreement calls for a first year rent of \$20 per square foot rate with an additional \$3.50 for the build-out of the space which will include installation of all walls, ceilings, floor covers, window covers, HVAC systems, plumbing, fire protection/detection systems, electrical & computers extensions & outlets, restrooms, water fountains, other standard building fixtures, as specified by the Town. The \$3.50 additional build-out allowance will terminate at the conclusion of year fifteen of the lease agreement. The per square foot lease rate will be automatically increased by 2% over the term of the agreement. However, lease rate escalator will not apply to the build-out allowance. It will be the Town's responsibility to purchase and install all necessary personal property, including office furniture and equipment, for the office space. The Town will also be responsible for paying for all utilities and for usual and customary common area maintenance (CAM) costs which are standard provisions in these types of commercial lease agreements.

As was mentioned previously in the report, it is anticipated that the leased office space will be ready to Town occupancy in August of 2017. It will therefore, be necessary for the Town to budget for the annual lease obligation, as well as the initial cost associated with furnishings and required equipment, as part of the FY2017-18 Operating and Capital Investment budget.

CONCLUSION

As the Council is well aware, the completion of development on the subject site has involved a long and circuitous journey. The projects site was first acquired by the Town in 2007 from Commerce Bank and (Larry & Helen Rainforth (Abe's Carmelcorn). At one point the Town entered into a joint development agreement with One Main Development of Champaign and Fairmont Properties of Cleveland Ohio, for the development of a mixed use building on this site. Fairmont subsequently dropped out of the project leaving One Main Development as the sole developer.

The national recession in 2007-08 caused a catastrophic tightening of the commercial lending market leading to One Main's inability to get the necessary financing to undertake the project. The site sat dormant for many years until secure Town entered into an agreement with Tartan Realty and Harlem Irving Companies in 2011. Tartan was later joined by Campus Acquisitions to complete Phase 1 of the project, a Hyatt Place Hotel. Tartan is continuing to lead the development team for this proposed Phase 2 project.

Phase 2 will bring to the Uptown the first significant non-student oriented residential building. The development of non-student oriented residential uses in the Uptown has been an evasive goal. However, this project is expected to bring a new and exciting element to Uptown that heretofore has not existed. It is also our hope and expectation that this project will establish a new local market for a variety of urban housing options that will pave the way for other similar residential projects in the Uptown area in the future.

Staff has worked closely with the developer on this project for the last three years. Staff can verify that the costs associated with construction of this upscale project have created challenges for the developer. The lack of comparable housing units in the twin cities has made this project difficult to finance. Further, the conservatively estimated ROI on this project has made it difficult to justify the large equity investment that is required on these types of commercial real estate projects. However, I much give the development team, headed by Doug Reichl of Tartan Realty, great credit for their steadfast commitment to Uptown and to their firm belief this project will ultimately prove to be both a commercial and financial success.

Mr. Reichl and members of his team will be in attendance at your meeting on Monday evening to address any questions that you may have about the project and/or the agreement that the Town staff is unable to answer.

Town of Normal - Gross Rent Summary

Space Size (sq ft) 13,805

<u>Year 1 Rent Summary/Estimates</u>	<u>PSF</u>	<u>Monthly</u>	<u>Annual</u>
Base Rent	\$23.50	\$27,034.79	\$324,417.50
Common Area Maintenance (CAM)	\$2.35	\$2,703.48	\$32,441.75
Insurance	\$0.31	\$356.63	\$4,279.55
Real Estate Taxes	\$0.50	\$575.21	\$6,902.50
Total		\$30,670.11	\$368,041.30

11/27/17 to 11/30/17 (4 days / 30 day month = 13.33%)

Base Rent	\$3,603.74
Common Area Maintenance (CAM)	\$360.37
Insurance	\$47.54
Real Estate Taxes	\$76.68
Total	\$4,088.33

Town of Normal - Monthly Rent Summary

Town Rentable Square Feet 13,805

	Base Rent	Insurance	CAM	Taxes	Total Monthly Rent
January 2019 to December 2019	\$27,494.96	\$356.63	\$2,703.48	\$4,693.70	\$35,248.77
PSF		\$0.31	\$2.35	\$4.08	

Per Tax Assessor:

Assumptions from Tax Assessor:

	Assessment	% of Tax Bill
Apartments	503,356	49.80%
Office	316,940	31.36%
Retail	190,500	18.85%
	1,010,796	100.00%

2018 (Per Assessor)

	Homesite	Dwelling	Total	Rate	Tax Bill	\$/SF
Total	67,443	2,006,981	2,074,424	8.65%	\$179,496.00	\$2.78
Apartments	33,585	999,436	1,033,021		\$89,385.00	\$2.03
Office	21,147	629,299	650,446		\$56,282.00	\$4.08
Retail	12,711	378,246	390,957		\$33,829.00	\$4.96



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- Activity Dates
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Beginning Date (MM/DD/YYYY) 12/28/2018 To Ending Date (MM/DD/YYYY) 12/28/2018

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Batch Name	Batch Type	Same Day	Effective Date	Date and Time Submitted	SEC Code	Number of Trans	Batch Total Amount (USD)	Status
Uptown 1 Rent	Recurring	No	01/02/2019	Fri Dec 28 08:29:37 CST 2018	CCD	1	\$35,248.77	In Process

OK akw
12/28/18



Alison White

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
Sent: Friday, December 28, 2018 4:05 AM
To: Alison White
Subject: ACH Batch Pending Approval.

ACH batch Uptown 1 Rent is pending approval.

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U.S. BANCORP made the following annotations

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• The batch has been initiated and is waiting for approval.

To approve batches, select the batches to approve and click Approve. To delete batches, select the batches to delete and click Delete.

* = required field

Search For Batch Name

Batch Name ▲	Batch Type	Effective Date * (MM/DD/YYYY) ?	Initiated Date and Time	Same Day	Number of Trans	Batch Total Amount (USD)	Status ?
Uptown 1 Rent	Repetitive	12/03/2018	Mon Nov 26 14:30:55 CST 2018	No	1	\$30,670.11	Approval Required-1

OK at 11/26

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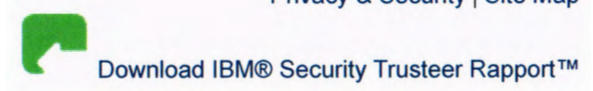
- Activity Dates Beginning Date Ending Date
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10/30/2018 To 10/30/2018

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<u>Batch Name</u>	<u>Batch Type</u>	<u>Same Day</u>	<u>Effective Date</u>	<u>Date and Time Submitted</u>	<u>SEC Code</u>	<u>Number of Trans</u>	<u>Batch Total Amount (USD)</u>	<u>Status</u>
Uptown 1 Rent	Recurring	No	11/01/2018	Tue Oct 30 08:53:09 CDT 2018	CCD	1	\$30,670.11	In Process

OK akw 10/30





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Activity Dates Beginning Date (MM/DD/YYYY) Ending Date (MM/DD/YYYY)
 Effective Dates

09/27/2018 To 09/27/2018

Batch Name	Batch Type	Same Day	Effective Date <input type="text" value=""/>	Date and Time Submitted	SEC Code <input type="text" value=""/>	Number of Trans	Batch Total Amount (USD)	Status <input type="text" value=""/>
Uptown 1 Rent	Repetitive	No	10/01/2018	Thu Sep 27 15:33:22 CDT 2018	CCD	1	\$30,670.11	In Process

OK abw 9/27



Alison White

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
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To: Alison White
Subject: ACH Batch Pending Approval.

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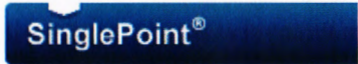
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Search For Batch Name

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Batch Name ^	Batch Type	Effective Date * (MM/DD/YYYY) ?	Initiated Date and Time	Same Day	Number of Trans	Batch Total Amount (USD)	Status ?
<u>Uptown 1</u> <u>Rent</u>	Repetitive	10/01/2018	Thu Sep 27 15:31:56 CDT 2018	No	1	\$30,670.11	Approval Required-1





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NORMAL

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Beginning Date (MM/DD/YYYY) 08/30/2018 To Ending Date (MM/DD/YYYY) 08/30/2018 [Search](#)

Batch Name	Batch Type	Same Day	Effective Date ?	Date and Time Submitted	SEC Code ?	Number of Trans	Batch Total Amount (USD)	Status ?
Uptown 1 Rent	Repetitive	No	09/04/2018	Thu Aug 30 11:08:40 CDT 2018	CCD	1	\$30,670.11	In Process

OK akw
8/30/18



Alison White

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
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Welcome Nan Jia | Customer Service | Log Out



You have 10 new LaunchPoint messages

Last login Friday 07/27/18, 12:04 PM CDT

NORMAL

OK out 7/31

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ACH Origination

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- [Approve Batch](#)
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- [Issue Maintenance](#)
- [Positive Pay](#)
- [Stop Payments](#)
- [Wire Transfers](#)

Approve Batch

- **The batches have been initiated and are waiting for approval.**

To approve batches, select the batches to approve and click Approve. To delete batches, select the batches to delete and click Delete.

* = required field

Approve this too!

Search For Batch Name

Batch Name	Batch Type	Effective Date * (MM/DD/YYYY) ?	Initiated Date and Time	Same Day	Number of Trans	Batch Total Amount (USD)	Status ?
Uptown 1 Rent	Recurring	08/01/2018	Mon Jul 30 04:11:18 CDT 2018	No	1	\$30,670.11	Approval Required-1
waterEZpay080218#1	Repetitive	08/02/2018	Tue Jul 31 15:10:13 CDT 2018	No	86	\$3,293.33	Approval Required-1
waterEZpay080218#2	Repetitive	08/02/2018	Tue Jul 31 15:10:13 CDT 2018	No	461	\$33,547.19	Approval Required-1

Thanks!

LaunchPoint (10 New)

- [Dashboard](#)
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Welcome Felicia Auth | Customer Service | Log Out

Last login Thursday 06/28/18, 08:03 AM CDT

You have 12 new LaunchPoint messages

NORMAL

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ACH Origination

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Approve Batch

To approve batches, select the batches to approve and click Approve. To delete batches, select the batches to delete and click Delete.

* = required field

Approve **Delete**

Select All

Batch Name

Batch Type

Effective Date *
(MM/DD/YYYY) ?

Initiated Date and Time

Same Day

Number of Trans

Batch Total Amount (USD)

Status ?



Uptown 1 Rent

Recurring

07/02/2018 12

Thu Jun 28 04:12:46 CDT 2018

No

1

\$30,670.11

Approval Required-1

Approve **Delete**

Search For Batch Name ?

Search

OK Auth 6/28



Current Day Account Detail
Town of Normal
SinglePoint
Reported Activity as of 06/01/2018
Printed on 06/01/2018 at 9:34 AM CDT

Transaction Summary for 06/01/2018

Account Name/ Account Number	CCY	Amount	Transaction Description	BAI Code
Town of Normal [REDACTED]	USD	\$30,670.11	ACH Settlement Debit(s)	466

Transaction Detail For 06/01/2018

TOWN OF NORMAL SPT ACH 180801 SETTLEMENT

Bank Reference:

Transaction Reference: 18152009954690

Alison White

From: Alison White
Sent: Wednesday, May 30, 2018 8:36 AM
To: Deanna Willey
Subject: FW: ACH Batch Pending Approval.

Approved!

-----Original Message-----

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
Sent: Wednesday, May 30, 2018 4:11 AM
To: Alison White <awhite@normal.org>
Subject: ACH Batch Pending Approval.

ACH batch Uptown 1 Rent is pending approval.

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Important!

When approving international wire transfers in a foreign currency, please DO NOT click the Amount link to view wire details [Learn More](#)

Welcome Aileen White | Customer Service | Log Out

Tuesday 04/24/18, 03:30 PM CDT

You have 12 new LaunchPoint messages

NORMAL

ACH Origination

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- [View Reports](#)
- [Information Reporting](#)
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- [LaunchPoint \(12 New\)](#)
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- [Help With SinglePoint](#)
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View Batch Activity

[Help with this page](#)

- **The batch was submitted.**

To view batch details, click the Batch Name. To request an adjustment, click Request Adjustment.

The receiving bank has the right to deny adjustment requests. For best results, please submit your adjustment request before Noon CT on the fifth banking day after the effective date. If you submit adjustment requests after this time, we will request additional documentation. Be careful not to submit duplicate requests.

ACH Activity for ?

- Activity Dates Beginning Date Ending Date
- Effective Dates (MM/DD/YYYY) (MM/DD/YYYY)

04/27/2018 To 04/27/2018 [Search](#)

<u>Batch Name</u>	<u>Batch Type</u>	<u>Same Day</u>	<u>Effective Date</u>	<u>Date and Time Submitted</u>	<u>SEC Code</u>	<u>Number of Trans</u>	<u>Batch Total Amount (USD)</u>	<u>Status</u>
Uptown 1 Rent	Recurring	No	05/01/2018	Fri Apr 27 08:31:52 CDT 2018	CCD	1	\$30,670.11	In Process

OK akw
4/27/18



Z3

Alison White

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
Sent: Friday, April 27, 2018 4:12 AM
To: Alison White
Subject: ACH Batch Pending Approval.

ACH batch Uptown 1 Rent is pending approval.

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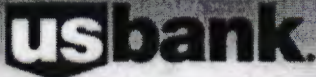
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30/18, 08:40 AM CDT

SinglePoint

You have 13 new LaunchPoint messages

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 - Current Day**
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Current Day

[Help with this page](#)

[Back to Account Summary](#)

Account Summary for 04/02/2018 as of 08:49:33 AM CDT

[Printable Format](#)

Account Name / Account Number	CCY	Number of Credits	Total Amount of Credits	Number of Debits	Total Amount of Debits
Town of Normal	USD	17	\$125,157.23	34	\$61,216.04

Transaction Summary for 04/02/2018 as of 08:49:33 AM CDT

Transactions 51 - 51 of 51

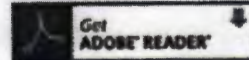
[Prev](#) | [2](#)

Credit or Debit	Transaction Description	BAI Code [?]	Transaction Reference [?]	Amount	Action [?]
Debit	ACH Settlement Debit(s)	466	180@2000593542	\$30,670.11	

Transactions 51 - 51 of 51

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Information Reporting uses Adobe Reader for printable format and for report PDF format. If you don't have Adobe Reader installed on your system, you can download it by clicking on the Get Adobe Reader button. This button will open a new window and bring you to the Adobe website. U.S. Bank is not responsible for the content of or products and services provided by the site you will be entering, nor does it guarantee the accuracy of information contained in the site.



Angie Huonker

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
Sent: Thursday, March 29, 2018 4:12 AM
To: Angie Huonker
Subject: ACH Batch Pending Approval.

ACH batch Uptown 1 Rent is pending approval.

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Alison White

From: U.S. Bank SinglePoint <singlepointservice@usbank.com>
Sent: Tuesday, February 27, 2018 4:11 AM
To: Alison White
Subject: ACH Batch Pending Approval.

ACH batch Uptown 1 Rent is pending approval.

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OK akw

2/27/18



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Customer Service | Log Out

Tuesday 01/09/18, 03:38 PM CST

SinglePoint®

You have 14 new LaunchPoint messages

NORMAL

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Approve Batch

[Help with this page](#)

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* = required field

Search For Batch Name ?

Search

Batch Name ^	Batch Type	Effective Date * (MM/DD/YYYY) ?	Initiated Date and Time	Same Day	Number of Trans	Batch Total Amount (USD)	Status ?
Uptown 1 Rent	Non-Rep.	01/12/2018	Wed Jan 10 11:58:44 CST 2018	No	1	* \$65,428.55	Approval Required-1

* See dollar amount broken down on next page.



OK akw
1/10/18

Town of Normal
Rent for 1 Uptown Circle
Lessee: Town of Normal
Lessor: Uptown Circle Development II, LLC

November 24-30 (4 days)	4,088.33
December 2017	30,670.11
January 2018	<u>30,670.11</u>
	<u>65,428.55</u>

(Took possession November 24, 2017)

001-1030-413.40-30