FY 2020 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	lown of Normal	Reporting F	iscal Year:	2020
County:	McLean	_Fiscal Year	End:	3/31/2020
Unit Code:	064-095-31	_		
	FY 2020 TIF Adminis	trator Conta	ct Information	
First Name: Andrew		Last Name:	Huhn	
Address: 11 Uptow	n Circle	Title:	Finance Director	**************************************
Telephone: 309-454-9 E-mail-	9742	City:	Normal	Zip: 61761
required ahuhn@r	normal.org			
I attest to the best of m	ny knowledge, that this FY 2020 rep	oort of the red	evelopment project area	a(s)
in the City/Village of:			Normal	
is complete and accura	ate pursuant to Tax Increment Alloc ery Law [65 ILCS 5/11-74.6-10 et. s		lopment Act [65 ILCS 5	/11-74.4-3 et. seq.] and or
(1			9.25.20	
Written signature of	TIF Administrator		Date	
Section 1 (65 II CS 5/	11-74.4-5 (d) (1.5) and 65 ILCS 5/1	1-74 6-22 (d)	(1.5)*)	
(33 123 37	FILL OUT ONE F			
Name of Rec	levelopment Project Area	Di	ate Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
One Normal Plaza Redev	elopment Area		10/19/200	09

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			,	

^{*}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 <u>each</u> redevelopment project area listed in Section 1.] FY 2020

11 2020	
Name of Redevelopment Project Area (below):	
	One Normal Plaza Redevelopment Area
	Primary Use of Redevelopment Project Area*: Combination/Mixed
* Toward in about a Occatival December of	District Date 1 Other Communical Industrial Desidential and Combination (Missed

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

Commercial/Resident

If "Combination/Mixed" List Component Types: ial

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	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).	х	
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).		Х
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).		Х
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 (labled Attachment D).		Х
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).	х	
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).	х	
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).	х	
Were there any reports <u>submitted to</u> the municipality <u>by</u> 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).		Х
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	Х	
An 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 attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	Х	
Has a cumulative of \$100,000 of TIF revenue been deposited 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 taxes 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, 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 (labeled Attachment L).		Х
A list of all intergovernmental agreements in effect 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 the list only, not actual agreements (labeled Attachment M).	х	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)) Provide an analysis of the special tax allocation fund.

FY 2020

One Normal Plaza Redevelopment Area

SOURCE of Revenue/Cash Receipts:	R	evenue/Cash Receipts for rent Reporting Year	Cumulative Totals of evenue/Cash eccipts for life of TIF	% of Total
Property Tax Increment	\$	37,447	\$ 172,573	100%
State Sales Tax Increment	\$	-	\$ -	0%
Local Sales Tax Increment	\$	-	\$ -	0%
State Utility Tax Increment	\$	-	\$ -	0%
Local Utility Tax Increment	\$		\$ -	0%
Interest	\$	117	\$ 462	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)	\$	1	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund	\$ 37,564
Cumulative Total Revenues/Cash Receipts	\$ 173,035 100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 37,462
Transfers to Municipal Sources Distribution of Surplus	\$ -
Total Expenditures/Disbursements	\$ 37,462
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$ 102
Previous Year Adjustment (Explain Below)	\$ -
FUND BALANCE, END OF REPORTING PERIOD* * If there is a positive fund balance at the end of the reporting period, you	\$ 102 ou must complete Section 3.3
Previous Year Explanation:	

FY 2020

TIF NAME:

One Normal Plaza Redevelopment Area

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

PAGE 1		T
October 20 Demois 2015 Dedouble word October 20 De 144 74 4 0 (v) and 0 E 11 00 E 144 74 0 40 (c)	A	Daniello v Flacel Van
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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration		
of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		-
2. Allitual autimistrative cost.		
		\$ -
3. Cost of marketing sites.		-
o. Oost of marketing sites.		
		\$ -
Property assembly cost and site preparation costs.		·
	37 462	
4. Property asserting cost and site preparation costs. Demolition Costs - reimburse general fund	37,462	
	37,462	
	37,462	
	37,462	
	37,462	
	37,462	
	37,462	
	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	\$ 37,462
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or	37,462	
Demolition Costs - reimburse general fund 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.	37,462	
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SECTION 3.2 A	
PAGE 2	
7. Costs of eliminating or removing contaminants and other impediments.	
	\$ -
Cost of job training and retraining projects.	-
o. Cost of job training and retraining projects.	
	-
9. Financing costs.	
	\$ -
10. Capital costs.	
	\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.	
	\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.	
	 \$ -

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		<u>-</u>
14. Layrinerità il lieu di taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		•
17. Cook of day date convictor.		
40 Others		-
18. Other.		
	-	
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 37,462

FY 2	2020
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TIF NAME:	
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One Normal Plaza Redevelopment Area

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
Town of Normal	Reimbursement for demolition	\$ 37,462.0

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2020 TIF NAME: **One Normal Plaza Redevelopment Area FUND BALANCE BY SOURCE** \$ 102 **Amount of Original Amount Designated** Issuance 1. Description of Debt Obligations \$ \$ **Total Amount Designated for Obligations** 2. Description of Project Costs to be Paid Planning & Professional Fees 76,081 \$ 100,000 TIF Admin Costs Acquisition and Site Development \$ 193,289 Streets, Sidewalks, Curbs, Gutters, Utilities, Traffic Signals \$ 795,717 \$ Environmental 500,000 Rehabilitation and Renovation \$ 1,661,981 Interest Subsidy \$ 350,000 **Total Amount Designated for Project Costs** \$ 3,677,068 **TOTAL AMOUNT DESIGNATED** 3,677,068

SURPLUS/(DEFICIT)

\$

(3,676,966)

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

FY 2020

TIF NAME:

One Normal Plaza Redevelopment Area

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

Check here if 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:	
B (5)	1
Property (5):	
Street address:	
Street address: Approximate size or description of property:	
Street address: Approximate size or description of property: Purchase price:	
Street address: Approximate size or description of property:	
Street address: Approximate size or description of property: Purchase price: Seller of property:	
Street address: Approximate size or description of property: Purchase price: Seller of property: Property (6):	
Street address: Approximate size or description of property: Purchase price: Seller of property: Property (6): Street address:	
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SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2020

TIF Name:

One Normal Plaza Redevelopment Area

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included <u>ONLY</u> if projects are listed.

Select ONE of the following by indicating an 'X':

Select ONE of	f the follow	ing by indicati	ng an 'X':		
1. NO projects were undertaken by the Municipality Wi	thin the Red	development Pr	oject Area.		
2. The Municipality <u>DID</u> undertake projects within the Recomplete 2a.)	≀edevelopm	ent Project Are	a. (If selecting this option,		Х
2a. The total number of <u>ALL</u> activities undertaken in plan:	furtherance	e of the objectiv	es of the redevelopment		2
LIST <u>ALL</u> projects undertaken by	the Municip	ality Within the	Redevelopment Project A	rea:	
TOTAL:		/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total	Estimated to plete Project
Private Investment Undertaken (See Instructions)	\$	359,711	\$ -	\$	359,711
Public Investment Undertaken	\$	154,363	\$ 40,000	\$	493,533
Ratio of Private/Public Investment		2 1/3			43/59
Project 1*: Terri Ryburn - 305 Pine St			ME TO BE LISTED AFTER	1	
Private Investment Undertaken (See Instructions)	\$	359,711		\$	359,711
Public Investment Undertaken Ratio of Private/Public Investment	\$	9,633		\$	9,633
ratio of Fitvate/Fublic lifvestifient		37 14/41			37 14/41
Project 2*: Remediation and Removal of Admin Blo	dg				
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken	\$	144,730	\$ 40,000	\$	483,900
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. *even though optional MUST be included as part of the complete TIF report

SECTION 6

FY 2020

TIF NAME: One Normal Plaza Redevelopment Area

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 Reporting Fiscal Year designated Base EAV EAV

2009 \$ 758,486 \$ 1,199,258

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

___χ__ Check if 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	
Map of District	



September 25, 2020

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, 2019 - March 31, 2020

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 from April 1, 2019 through March 31, 2020.

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 2019-20.

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

Sincerely,

Christopher Koos

Mayor

Enclosure



September 25, 2020

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, 2019 – March 31, 2020

Dear Local Government Compliance Manager:

I am legal counsel for the Town of Normal, Illinois (the "Town"), and in accordance with the requirements of Section 11-74.4-5 of the Tax Increment Allocation Redevelopment Act in the Illinois Municipal Code, I have examined, *inter alia*, the following:

- 1. The Annual Tax Increment Finance Report for One Normal Plaza Redevelopment Project Area dated September 25, 2020.
- 2. A letter dated September 25, 2020, 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.

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,

Brian D. Day

Corporation Counsel

Attachment D

ISSCS Administration Building

A redevelopment agreement negotiated in FY 17 and amended in FY 18 resulted in demolition of the derelict administration building on the grounds of the former Illinois Soldiers' and Sailors' Children's School. Under the terms of the agreement, property owner Nic Africano contracted for asbestos removal and demolition of the administration building.

The Town reimbursed Mr. Africano the cost of asbestos removal and demolition in the amount of \$483,900. In exchange, Mr. Africano sold the Town the vacant parcel on which the administration building was located for \$1. The Town will hold title to the property for two years during which time Mr. Africano may purchase the property for the amount of reimbursement previously paid to him by the Town.

As part of the agreement, Mr. Africano is obligated to renovate the infirmary for occupancy. If the infirmary renovation is not complete by Sept. 30, 2018, Mr. Africano will deed a second parcel containing the infirmary to the Town for \$1. The Town is currently renegotiating this obligation with Mr. Africano to allow for extension of the completion date.

The Town reserves the ability to reimburse itself for TIF eligible expenses associated with this project, but limited revenue generation in this TIF will likely not allow for substantial reimbursement.

Sprague's Super Service

Located on historic Route 66, Sprague's Super Service opened to the public in August 2017. The Tudor Revival structure, built in 1931, is a designated Town of Normal Historic Landmark and on the National Register of Historic Places.

In May 2016, hoping to capitalize on the state and national resurgence of Route 66 tourism, the Town entered into an agreement to purchase and renovate a former gasoline station at 305 East Pine Street. Owner Terri Ryburn purchased the property in 2006 with the intent of restoring the building, renovating the interior as a retail shop, and marketing the site to Route 66 travelers. The Town contributed a small amount of TIF funds to her project.

The renovations proved more extensive and costly than expected, and Ms. Ryburn agreed to sell the property to the Town. The Town subsequently purchased the property, invested in interior and exterior improvements, and agreed to lease the building to Ms. Ryburn who operates a gift shop and welcome center on the first floor and occupies an apartment on the upper floor.

The Town reserves the ability to use future TIF revenue for eligible expenses related to this project, but limited revenue generation in this TIF makes reimbursement unlikely.



MINUTES Joint Review Board Town of Normal One Normal Plaza TIF Redevelopment Plan and Project November 12, 2019

The Joint Review Board (JRB) for the Town of Normal One Normal Plaza Tax Increment Financing District met November 12, 2019 to review the One Normal Plaza Tax Increment Redevelopment Plan and Project.

JRB members present were Doug Minter, Heartland Community College; M. Curt Richardson, Unit District #5; Sarah Grammer, Normal Township; Pam Reece, Town of Normal; Jeanne Moonan, Citizen Representative. Ms. Schultz was not present. Doug Minter called the meeting to order at 4:45 PM.

Also in attendance were Chuck Scott, Illinois State; Patrick Hoban, Economic Development Council; and Town of Normal staff members Andrew Huhn, Finance Director; Karen Killingsworth, Finance Manager; Deanna Willey, Accountant; and Eric Hanson, Assistant City Manager.

Ms. Reece moved approval of the minutes of September 19, 2018; Mr. Richardson seconded, and the motion passed on a unanimous voice vote.

Last year there was more activity in this TIF, the Mirus Research Remodel was completed. The infirmary building remains an issue and the Town is working with the owner to get the property redeveloped. There has been some additional activity in this TIF, but there were no new TIF agreements in this area.

There is a regional group looking at the properly as the centennial Route 66 will take place in 2026. The Town reserves the ability to reimburse itself for TIF eligible expenses associated with this project, but limited revenue generation in this TIF will likely not allow for substantial reimbursement.

Ms. Reece moved to adjourn the meeting of the One Normal Plaza JRB. Mr. Richardson seconded, and the motion passed on a unanimous voice vote.

TOWN OF NORMAL, ILLINOIS COMPREHENSIVE ANNUAL FINANCIAL REPORT



FOR THE FISCAL YEAR ENDED MARCH 31, 2020

TOWN OF NORMAL, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet March 31, 2020

	Special Revenue				
	Motor Community Fed Equitable Park Land				Cannabis
	Fuel Tax	Development	Sharing	Dedication	Excise Tax
ASSETS					
Cash and Investments	\$ 3,238,819	\$ 1,000	\$ 83,800	\$ 192,432	\$ 3,689
Receivables - Net of Allowances Property Taxes Interest Other	- 11,261	- - 3,302	- - -	- - -	- - 4,902
Due from Other Governments	167,230	-	-	-	-
Total Assets	\$ 3,417,310	\$ 4,302	\$ 83,800	\$ 192,432	\$ 8,591
LIABILITIES					
Accounts Payable	\$ 59,269	\$ 3,302	\$ -	\$ -	\$ -
DEFERRED INFLOWS OF RESOUR	CES				
Grants Property Taxes	-	- -	- -	- -	- -
Total Deferred Inflows of Resources		-	-	-	-
Total Liabilities and Deferred Inflows of Resources	59,269	3,302	-		
FUND BALANCES					
Restricted Committed Assigned	3,358,041	1,000 - -	83,800 - -	- 192,432 -	8,591 - -
Total Fund Balances	3,358,041	1,000	83,800	192,432	8,591
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 3,417,310	\$ 4,302	\$ 83,800	\$ 192,432	\$ 8,591

		Capital	Projects			
		•	Main	One	North Normal	
Capital		Main and	and I-55	Normal	Warehouse	
Investment	Roadway	Osage TIF	TIF	Plaza	TIF	Totals
\$ 1,357,324	\$ 2,481,000	\$ 16,941	\$ 266	\$ 102	\$ 616	\$ 7,375,989
-	-	850,155	74,078	39,895	1,030	965,158
3,567	2,645	-	-	-	-	17,473
-	-	-	-	-	-	8,204
	-	-	-	-	-	167,230
\$ 1,360,891	\$ 2,483,645	\$ 867,096	\$ 74,344	\$ 39,997	\$ 1,646	\$ 8,534,054
\$ 78,005	\$ 247,351	\$ -	\$ -	\$ -	\$ -	\$ 387,927
125,712	- -	850,155 850,155	- 74,078 74,078	39,895 39,895	1,030 1,030	125,712 965,158 1,090,870
203,717	247,351	850,155	74,078	39,895	1,030	1,478,797
-7:	- 7	- /	7	- 7	7	y
-	-	16,941	266	102	616	3,469,357
-	-	-	-	-	-	192,432
1,157,174	2,236,294	-	-	- 100	-	3,393,468
1,157,174	2,236,294	16,941	266	102	616	7,055,257
\$ 1,360,891	\$ 2,483,645	\$ 867,096	\$ 74,344	\$ 39,997	\$ 1,646	\$ 8,534,054

TOWN OF NORMAL, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances For the Fiscal Year Ended March 31, 2020

	Special Revenue					
	Motor Community Fed Equitable Park Land				Cannabis	
	Fuel Tax	Development	Sharing	Dedication	Excise Tax	
Damana						
Revenues Taxes	\$ -	\$ -	¢	\$ -	¢	
Intergovernmental	1,910,409	342,892	\$ -	5 -	\$ - 8,591	
Charges for Services	1,910,409	342,092	-	17,088	0,391	
Investment Income	135,577	-	512	1,199	-	
Miscellaneous	133,377	1 500	312	1,199	-	
Total Revenues	2.045.096	1,500	512	18,287	9.501	
Total Revenues	2,045,986	344,392	312	18,287	8,591	
Expenditures						
Current						
General Government	_	_	-	_	_	
Public Safety			6,642	_	_	
Highway and Streets	1,883,581	_	-	_	_	
Culture and Recreation	-	_	-	25,304	_	
Community Development	_	344,392	-	== ,= = .	_	
Total Expenditures	1,883,581	344,392	6,642	25,304	_	
-						
Excess (Deficiency) of Revenues						
Over (Under) Expenditures	162,405	-	(6,130)	(7,017)	8,591	
Other Financing Sources (Uses)						
Transfers In	-	-	-	-	-	
Transfers Out		-	-	_		
	_	-	-	-		
N. C. I. I. I.	1.62.405		(6.120)	(5.015)	0.501	
Net Change in Fund Balances	162,405	-	(6,130)	(7,017)	8,591	
Fund Balances - Beginning	3,195,636	1,000	89,930	199,449		
Fund Balances - Ending	\$ 3,358,041	\$ 1,000	\$ 83,800	\$ 192,432	\$ 8,591	

				Capital Pr	rojects			
					Main	One	North Normal	•
	Capital			Main and	and I-55	Normal	Warehouse	
-	Investment	Roadwa	y	Osage TIF	TIF	Plaza	TIF	Totals
\$	-	\$ -	\$	828,368	\$ 72,529	\$ 37,447	\$ 615	\$ 938,959
	74,288	-		-	-	-	-	2,336,180
	-	-		-	-	-	-	17,088
	43,715	51,4	75	2,919	221	117	1	235,736
	-	111,3	31	-	-	-	-	112,831
	118,003	162,8		831,287	72,750	37,564	616	3,640,794
	39,385	-		760,066	82,674	_	_	882,125
	-	_		-	-	-	-	6,642
	_	1,978,1	37	_	_	_	-	3,861,718
	564,685	_		_	_	_	-	589,989
	115,895	_		_	_	_	-	460,287
	719,965	1,978,1	37	760,066	82,674	-	-	5,800,761
	(601,962)	(1,815,3	31)	71,221	(9,924)	37,564	616	(2,159,967)
	456,046	2,079,5	25	-	-	-	-	2,535,571
	-	-		(54,280)	-	(37,462)	-	(91,742)
	456,046	2,079,5	25	(54,280)	-	(37,462)	-	2,443,829
	(145,916)	264,1	94	16,941	(9,924)	102	616	283,862
	1,303,090	1,972,1	00	-	10,190	-	-	6,771,395
\$	1,157,174	\$ 2,236,2	94 \$	5 16,941	\$ 266	\$ 102	\$ 616	\$ 7,055,257



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REPORT OF INDEPENDENT ACCOUNTANTS

July 31, 2020

The Honorable Town Mayor Members of the Town Council Town of Normal, Illinois

We have examined management's assertion included in its representation report that the Town of Normal, Illinois, with respect to the One Normal Plaza Redevelopment Project Area, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended March 31, 2020. As discussed in that representation letter, management is responsible for the Town of Normal, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Town's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Town of Normal, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Town of Normal, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Town of Normal, Illinois complied with the aforementioned requirements during the year ended March 31, 2020 is fairly stated in all material respects.

This report is intended solely for the information and use of the Town Mayor, Town Council, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP