

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

FY 2020

Name of Redevelopment Project Area (below): <p style="text-align: center;">Downtown Redevelopment Project Area</p>
Primary Use of Redevelopment Project Area*: Combination/Mixed

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

If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <div style="display: flex; justify-content: space-between; align-items: center;"> Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> Industrial Jobs Recovery Law <input type="checkbox"/> </div>

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).	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
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 (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 <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).		X
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).	X	
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 <u>MUST</u> be attached and (labeled Attachment J).	X	
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).		X
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).		X

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

Downtown Redevelopment Project Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 85,271

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 2,563,470	\$ 17,599,431	100%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 9,460	\$ 38,930	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%

All Amount Deposited in Special Tax Allocation Fund \$ 2,572,930

Cumulative Total Revenues/Cash Receipts \$ 17,638,361 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,413,307

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 2,413,307

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 159,623

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 244,894

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

Previous Year Explanation:

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:

Downtown Redevelopment Project Area

FUND BALANCE BY SOURCE

\$ 244,894

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

2003 Bond Issue/2009 Bond Refunding	\$ 10,000,000	\$ 1,144,194
2004 Bond Issue/2012 Bond Refunding	\$ 10,000,000	\$ 557,965
2005 Bond Issue/2013 Bond Refunding	\$ 10,000,000	\$ 4,858,904
2006 Bond Issue/2016A Bond Refunding	\$ 10,000,000	\$ 4,907,776
2007 Bond Issue/2017A & B Bond Refunding	\$ 24,700,000	\$ 15,483,068
2008 Bond Issue/2018 Bond Refunding	\$ 10,000,000	\$ 3,578,155
2009A Bonds	\$ 5,900,000	\$ 2,261,854

Total Amount Designated for Obligations

\$ 80,600,000	\$ 32,791,916
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2. Description of Project Costs to be Paid

Property Assembly Cost		\$ 263,420
Public Parking		\$ 416,373
Roads, Plaza, Utilities		\$ 718,874
Public Facilities		\$ 2,032,926
Grant and Loans		\$ 1,340,771
Other Public Improvements		\$ 184,030
Professional Services		\$ 1,049,996

Total Amount Designated for Project Costs

\$ 6,006,390

TOTAL AMOUNT DESIGNATED

\$ 38,798,306

SURPLUS/(DEFICIT)

\$ (38,553,412)

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2020

TIF Name:

Downtown Redevelopment Project Area

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
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2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	7

LIST **ALL** projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 96,973,000	\$ -	\$ 96,973,000
Public Investment Undertaken	\$ 59,170,956	\$ 360,000	\$ 60,230,088
Ratio of Private/Public Investment	1 23/36		1 36/59

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Children's Discovery Museum

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 10,589,526		\$ 10,589,526
Ratio of Private/Public Investment	0		0

Project 2*: Hotel & Parking

Private Investment Undertaken (See Instructions)	\$ 56,000,000		\$ 56,000,000
Public Investment Undertaken	\$ 28,514,486		\$ 28,514,486
Ratio of Private/Public Investment	1 80/83		1 80/83

Project 3*: College Avenue Parking Deck

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 17,866,315		\$ 17,866,315
Ratio of Private/Public Investment	0		0

Project 4*: Heartland Bank

Private Investment Undertaken (See Instructions)	\$ 9,100,000		\$ 9,100,000
Public Investment Undertaken	\$ 580,460	\$ 70,000	\$ 948,967
Ratio of Private/Public Investment	15 21/31		9 33/56

Project 5*: Steinbach Inc

Private Investment Undertaken (See Instructions)	\$ 3,857,000		\$ 3,857,000
Public Investment Undertaken	\$ 179,912	\$ 23,000	\$ 299,718
Ratio of Private/Public Investment	21 39/89		12 53/61

Project 6*: Hafner

Private Investment Undertaken (See Instructions)	\$ 1,400,000		\$ 1,400,000
Public Investment Undertaken	\$ 250,395	\$ 23,000	\$ 311,500
Ratio of Private/Public Investment	5 13/22		4 44/89

Project 7*: JRH MRH / MCP Uptown Owner

Private Investment Undertaken (See Instructions)	\$ 26,616,000		\$ 26,616,000
Public Investment Undertaken	\$ 1,189,862	\$ 244,000	\$ 1,699,576
Ratio of Private/Public Investment	22 31/84		15 35/53

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



September 25, 2020

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, 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,

A handwritten signature in blue ink that reads "Christopher Koos".

Christopher Koos
Mayor

Enclosure

"Committed to Service Excellence"



September 25, 2020

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, 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 Normal Downtown Renewal 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 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 that reads "B.D. Day".

Brian D. Day
Corporation Counsel

“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
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Attachment D

Trail East Project

In FY 2018, the Town issued a Request for Proposals for development of the Trail East property, a 1.28-acre site on the northeast arc of Uptown Circle. Development of the Trail East site was called out in the original Uptown Normal Renewal Plan approved by the Council in 2000 and the Downtown/Uptown (TIF) Redevelopment Plan and Project.

Major components of the original Uptown Plan include a hotel and conference center, children's museum, multimodal transportation center, enhanced sidewalks, rehabilitated historic buildings, and a traffic circle surrounded by five architecturally significant buildings. With the exception of the subject of the RFP and one other building on the circle, all of the major plan components have been built. Development of the Trail East site is a logical progression in the implementation of the Uptown Plan.

The RFP called out the Town's primary goals for site development:

- Maximize the site's aesthetic potential and its contribution to the vibrancy of Uptown Normal
- Provide Class A office space for a professional services tenant
- Incorporate retail space on the development's ground floor

The Town received six requests for the RFP and received three responses. An internal staff committee reviewed the proposals and although all were impressive, the committee agreed the proposal submitted by Bush Construction of Davenport, Iowa had the best approach to the project including an innovative funding strategy incorporating New Market Tax Credits. Bush proposed construction of a five-story mixed-use building with frontage on Uptown Circle, Constitution Boulevard and College Avenue was approved in January 2018.

Bush spent the next several months working with Farnsworth Group and Town staff on a potential site plan and building design. On October 15, 2018, the Town Council approved an ordinance authorizing a redevelopment agreement with Bush Development LLC for the construction of a mixed-use building on the Trail East site. The redevelopment agreement obligated the developer to submit a concept plan for the Trail East project followed by a more specific preliminary plan. The agreement also addressed the formal approval of the building design, final platting of the property, vacation of the public alley, and demolition of two buildings (104 and 108 E. Beaufort, both Town-owned).

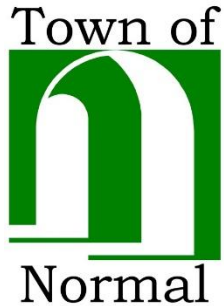
In January 2019, an amendment was approved expanding the project to include the property at 106 E. Beaufort for inclusion in the redevelopment project bring the total project cost to \$30 million. Construction has been delayed due to COVID and other economic issues. The project is likely to resume in 2021.

Fiala Bros. Brewery

In the spring of 2019, the owners of Fiala Bros Beer LLC approached the Town regarding a redevelopment project for the recently purchased space at 127 E. Beaufort, formally Bill's Key and Lock location. Fiala Bros Beer LLC will produce craft brews and operate a full-service kitchen. The projected buildout of the space, including demolition, renovations, and equipment, is estimated at \$1.6 million. The project includes brewing operations and full-service bar/counter on the first floor, a mezzanine level housing a kitchen, and a rooftop space with an auxiliary bar and private party area. The project also includes an ADA accessible elevator, with the new second story expanding the entire length of the existing one-story structure. The roof top terrace will offer an overlook of E. Beaufort Street.

The proposed project is within the Uptown TIF. The proposed development agreement identifies a public/private partnership whereby the Town would support this project through a rebate of the Retailers Occupation Tax (sales tax) and Food and Beverage Tax generated by the customers for a period of 10 years up to a maximum rebate of \$150,000. Based upon conservative sales projections, it is anticipated the rebate will be earned in 3-5 years. This proposed rebate amount equates to less than 10% of the total project costs. No TIF rebates were received as part of this agreement. This agreement is not transferrable and only revenue generated by the proposed establishment through the food and beverage tax and the retailer's occupation tax will be reimbursed as part of the agreement. The project and agreement were approved by council in September 2019.

This redevelopment project will add a new business type in the Uptown (craft brewery) and create the potential of another successful venture on East Beaufort Street. The additional front and back façade improvements will be a substantial aesthetic improvement to the area, complementing other improvements that have occurred within the block. The Fiala Bros Beer LLC project will replace a currently vacant structure and convert the property into a productive asset for Uptown and the community. The project is under construction with completion likely by Fall 2021.



MINUTES
Joint Review Board
Town of Normal Downtown (Uptown) Normal TIF
Redevelopment Plan and Project
November 12, 2019

The Joint Review Board (JRB) for the Town of Normal Downtown (Uptown) Normal Tax Increment Financing District met November 12, 2019, in Normal City Hall to review the Downtown (Uptown) Normal Tax Increment Redevelopment Plan and Project for the year ended March 31, 2019.

Doug Minter called the meeting to order at 5:00 pm. JRB members present were Doug Minter, Heartland Community College; M. Curt Richardson, Unit District #5; Sarah Grammer, Normal Township; Pam Reece, Town of Normal; and John Alft, Citizen Representative was not in attendance.

Jeanne Moonan, public representative; Chuck Scott, Illinois State University; Patrick Hoban, Economic Development Committee; Town of Normal staff members Andrew Huhn, Finance Director; Karen Killingsworth, Finance Manager; Deanna Willey, Accountant; and Eric Hanson, Assistant City Manager were also in attendance.

Ms. Reece moved approval of the minutes of September 18, 2018; Ms. Grammer seconded, and the motion passed on a unanimous voice vote.

Mr. Hanson said a vast majority of the TIF area is scheduled to expire in 2026 except for the extension for the areas around Trail East and West. Town Council approved the Trail East agreement project in 2019. Updates to businesses include: University Galleries, a remodel of 707 Liquors, new projects are underway at the Fiala Bros. Brewery which will begin in the Spring of 2021. The brewery project will add an elevator and additional level to the current one-story building that previously housed Bill's Lock and Key. Trail East Construction have been discussed and construction is hopeful in 2020.

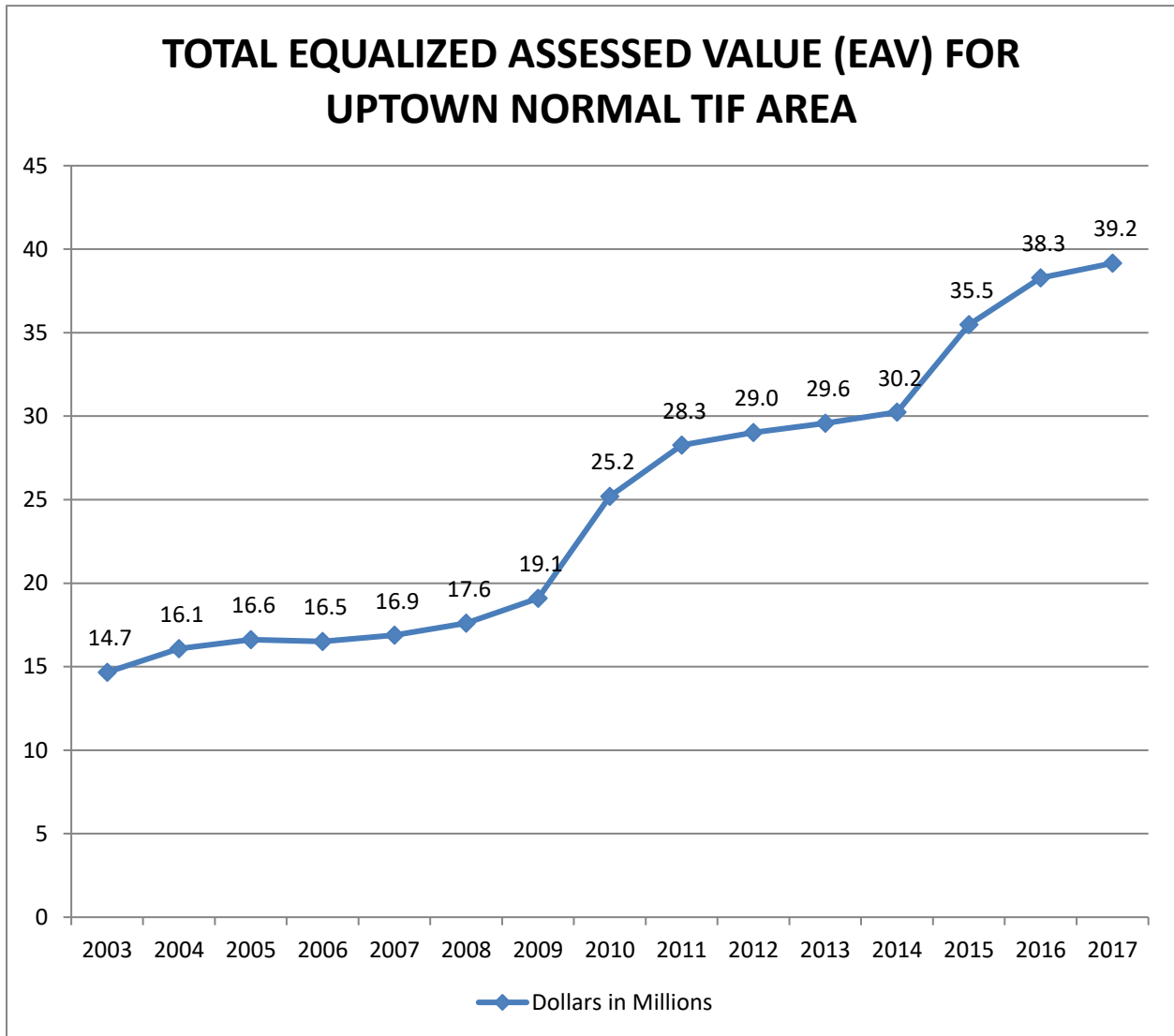
New businesses that came to Uptown are Sichuan Chinese Restaurant and Butter Twice & Again. Future projects include the construction of a five-story building on the northeast arc of the Circle and the renovation of the vacant Bill's Key and Lock building.

Mr. Richardson asked what in the TIF Extension Area is publicly owned? All of it is publicly owed, except for Windy City Wieners which is privately owned. Discussion if the new Fiala Bros. brewery will count on student traffic? Ms. Reece said they are not counting on student traffic and it would be geared toward parents of students and the pro forma business model that Fiala Bros. put together does not include student traffic. Mr. Richardson asked if there are other metrics to help sell the story? Hotel occupancy, train ridership, diversity and inclusion provide useful data people can utilize and understand. Ms. Reece shared that the Children's Discovery Museum is trying to collect data from guests to help with some of the metrics. Another project discussed in the potential of a new underpass between Uptown Station and the Children's Discovery Museum. A grant was awarded to the Town of Normal for \$13 M which

presents an incredible opportunity for development on the South side of the tracks. The TIF has not been extended for that area, but it could be in the future. When the TIF was extended in the past, there was feedback that residents would like affordable housing in/near Uptown.

Mr. Richardson moved to adjourn the meeting of the Downtown (Uptown) Normal JRB. Ms. Reece seconded, and the motion passed on a unanimous voice vote.

The extended TIF EAV chart was sent to members following the meeting.



TOWN OF NORMAL, ILLINOIS

**COMPREHENSIVE ANNUAL FINANCIAL
REPORT**



**FOR THE FISCAL YEAR ENDED
MARCH 31, 2020**

TOWN OF NORMAL, ILLINOIS

Uptown TIF - Capital Projects Fund

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended March 31, 2020**

	Budget		Actual	Variance
	Original	Final		
Revenues				
Taxes				
Property Taxes	\$ 2,366,700	\$ 2,563,472	\$ 2,563,470	\$ (2)
Investment Income	425	8,125	9,460	1,335
Total Revenues	<u>2,367,125</u>	<u>2,571,597</u>	<u>2,572,930</u>	<u>1,333</u>
Expenditures				
General Government	<u>334,900</u>	<u>410,653</u>	<u>356,039</u>	<u>54,614</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,032,225	2,160,944	2,216,891	55,947
Other Financing (Uses)				
Transfers Out	<u>(2,032,225)</u>	<u>(2,057,268)</u>	<u>(2,057,268)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ 103,676</u>	159,623	<u>\$ 55,947</u>
Fund Balance - Beginning			<u>85,271</u>	
Fund Balance - Ending			<u>\$ 244,894</u>	

**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 Downtown 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

Attachment M

Listing of Intergovernmental Agreements

- Intergovernmental Agreement: Extension of Tax Increment Financing for the Normal Downtown Renewal Redevelopment Project Area