

FY 2021  
ANNUAL TAX INCREMENT FINANCE  
REPORT

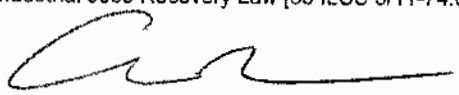


STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality: Town of Normal Reporting Fiscal Year: 2021  
 County: McLean Fiscal Year End: 3/31/2021  
 Unit Code: 064-095-31

FY 2021 TIF Administrator Contact Information					
First Name:	<u>Andrew</u>	Last Name:	<u>Huhn</u>		
Address:	<u>11 Uptown Circle</u>	Title:	<u>Finance Director</u>		
Telephone:	<u>309-454-9742</u>	City:	<u>Normal</u>	Zip:	<u>61761</u>
E-mail- required	<u>ahuhn@normal.org</u>				

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s)  
in the City/Village of: Normal  
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or  
Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].



9/24/2021

Written signature of TIF Administrator Date

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 MM/DD/YYYY	Date Terminated MM/DD/YYYY
Main/Osage Redevelopment Project Area	7/7/2008	

\*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 2021**

<b>Name of Redevelopment Project Area (below):</b>  <p style="text-align: center;">Main/Osage Redevelopment Project Area</p>
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<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed <small>* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>
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<b>If "Combination/Mixed" List Component Types:</b> Commercial/Residential
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<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b> Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/>
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**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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>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).</b>	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)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	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 2021

**Main/Osage Redevelopment Project Area**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 16,941

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	\$ 850,155	\$ 4,719,460	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 58	\$ 9,122	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
			0%

All Amount Deposited in Special Tax Allocation Fund \$ 850,213

Cumulative Total Revenues/Cash Receipts \$ 4,728,582 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 867,142

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 867,142

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (16,929)

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 12

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

**Previous Year Explanation:**





**SECTION 3.2 A**

**PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of 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.		
SH the Flats I	73,485	
SH the Flats III	155,634	
		\$ 229,119
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 867,142</b>



**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 2021

TIF NAME:

Main/Osage Redevelopment Project Area

FUND BALANCE BY SOURCE

\$ 12

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

2014 Bonds	\$ 10,000,000	\$ -
2016B Bonds	\$ 10,000,000	\$ 1,210,393

**Total Amount Designated for Obligations**

\$ 20,000,000	\$ 1,210,393
---------------	--------------

**2. Description of Project Costs to be Paid**

Planning & Professional Fees		\$ 769,930
TIF Admin Costs		\$ 733,621
Acquisition and Site Development		\$ 4,323,909
Demolition		\$ 7,681,696
Infrastructure		\$ 5,803,893
Rehabilitation and Renovation		\$ 2,000,000
Interest Subsidy		\$ 3,295,031
Parking		\$ 1,880,000

**Total Amount Designated for Project Costs**

\$ 26,488,080

**TOTAL AMOUNT DESIGNATED**

\$ 27,698,473

**SURPLUS/(DEFICIT)**

\$ (27,698,461)



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

**FY 2021**

**TIF NAME:** **Main/Osage Redevelopment Project Area**

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

**X** **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:	

Property (5):	
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 (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

PAGE 1

FY 2021

TIF Name: **Main/Osage 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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	5

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)	\$ 37,523,851	\$ -	\$ 37,523,851
Public Investment Undertaken	\$ 12,415,090	\$ 657,410	\$ 15,688,000
Ratio of Private/Public Investment	3 2/89		2 29/74

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Flats 1**

Private Investment Undertaken (See Instructions)	\$ 8,968,669		\$ 8,968,669
Public Investment Undertaken	\$ 2,248,231	\$ 376,428	\$ 4,480,000
Ratio of Private/Public Investment	3 92/93		2

**Project 2\*: Flats 3**

Private Investment Undertaken (See Instructions)	\$ 21,500,000		\$ 21,500,000
Public Investment Undertaken	\$ 1,766,859	\$ 280,982	\$ 2,808,000
Ratio of Private/Public Investment	12 15/89		7 44/67

**Project 3\*: Parking Lot**

Private Investment Undertaken (See Instructions)	\$ 655,182		\$ 655,182
Public Investment Undertaken	\$ 200,000		\$ 200,000
Ratio of Private/Public Investment	3 8/29		3 8/29

**Project 4\*: Flats 2**

Private Investment Undertaken (See Instructions)	\$ 6,400,000		\$ 6,400,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5\*: Fire Station**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 8,200,000		\$ 8,200,000
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 2021**

**TIF NAME:** Main/Osage Redevelopment Project 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 designated	Base EAV	Reporting Fiscal Year EAV
2008	\$ 3,038,684	\$ 12,577,987

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

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:

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



September 22, 2021

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

Re: Report of Annual Activities – Main/Osage Redevelopment Project Area  
April 1, 2020 - March 31, 2021

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, 2020 through March 31, 2021.

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 2020-21.

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

Sincerely,

  
Christopher Koos  
Mayor

Enclosure



September 22, 2021

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

Re: Report of Annual Activities – Main/Osage Redevelopment Project Area  
April 1, 2020 – March 31, 2021

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. Annual Tax Increment Finance Report for Main/Osage Redevelopment Project Area dated October 30, 2021.
2. A letter dated October 30, 2021, 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,

A handwritten signature in blue ink that reads "B. D. Day".

Brian D. Day  
Corporation Counsel

*“Committed to Service Excellence”*



MINUTES  
Joint Review Board  
Town of Normal Main/Osage TIF  
Redevelopment Plan and Project  
November 18, 2020

The Joint Review Board (JRB) for the Town of Normal Main/Osage Tax Increment Financing District met November 18, 2020 to review the Main/Osage Tax Increment Redevelopment Plan and Project.

Due to the retirement of Doug Minter, Heartland Community College and JRB Chairman, Eric Hanson, Town of Normal Assistant City Manager, called the meeting to order at 3:27 pm in the Multipurpose Room (Room 409) of Normal City Hall in Uptown Station.

Given the circumstances necessitated by the COVID-19 crisis, and in accordance with a mandate of social distancing, the JRB meeting was also made available virtually through the use of Zoom Meeting. Mr. Hanson called the roll with the following persons in attendance virtually: JRB members Letisha Trepac, Heartland Community College; M. Curt Richardson, Unit District #5; Sarah Grammer, Normal Township and Camille Rodriguez, McLean County Administrator; and Town of Normal Staff member Pamela Reece, City Manager.

In attendance physically were Town of Normal staff members: Andrew Huhn, Finance Director; Karen Killingsworth, Finance Manager; and Deanna Willey, Accountant. Absent was JRB member Jeanne Moonan, Citizen Representative.

There was no public comment.

Camille Rodriguez was nominated for Chairman of the Joint Review Board Chair. Mr. Richardson moved this nomination and Ms. Reece seconded the nomination. The motion passed unanimously.

Ms. Reece moved approval of the minutes of November 12, 2019; Mr. Richardson seconded, and the motion passed on a unanimous voice vote.

Mr. Hanson noted there is no significant TIF activity in 2020. The announced ISU academic building and dormitory project on the East side of Main Street is on hold due to COVID-19.

Ms. Grammer moved to adjourn the meeting of the Main/Osage JRB. Ms. Reece seconded, and the motion passed on a unanimous voice vote. The meeting adjourned at 3:30 pm.

**TOWN OF NORMAL, ILLINOIS**

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**COMPREHENSIVE ANNUAL FINANCIAL  
REPORT**



**FOR THE FISCAL YEAR ENDED  
MARCH 31, 2021**



## **INDEPENDENT AUDITORS' REPORT**

August 16, 2021

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

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Normal, Illinois, as of and for the year ended March 31, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Town's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Normal, Illinois, as of March 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents and budgetary information reported in the required supplementary information as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Normal, Illinois' basic financial statements. The introductory section, other supplementary information, supplemental schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information and supplemental schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information and supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Matters – Continued**

*Other Information – Continued*

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated August 16, 2021, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**TOWN OF NORMAL, ILLINOIS**

**Balance Sheet - Governmental Funds  
March 31, 2021**

	General	Debt Service
<b>ASSETS</b>		
Cash and Investments	\$ 37,685,020	\$ 5,540,414
Receivables - Net of Allowances		
Property Taxes	9,176,528	-
Local Taxes	1,328,988	-
Accrued Interest	55,283	-
Other	1,411,686	-
Due from Other Governments	8,275,779	-
Prepays	116,694	-
Inventories	65,876	-
	<u>58,115,854</u>	<u>5,540,414</u>
<b>LIABILITIES</b>		
Accounts Payable	1,526,622	-
Accrued Payroll	1,726,541	-
Deposits Payable	689,801	-
Due to Other Funds	38,387	-
Other Payables	317,686	-
Total Liabilities	<u>4,299,037</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Grants	-	-
Property Taxes	9,176,528	-
Total Deferred Inflows of Resources	<u>9,176,528</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>13,475,565</u>	<u>-</u>
<b>FUND BALANCES</b>		
Nonspendable	182,570	-
Restricted	240,146	5,540,414
Committed	-	-
Assigned	446,735	-
Unassigned	43,770,838	-
Total Fund Balances	<u>44,640,289</u>	<u>5,540,414</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 58,115,854</u>	<u>\$ 5,540,414</u>

The notes to the financial statements are an integral part of this statement.

Capital Projects			
Fire Station Capital Investment	Uptown TIF	Nonmajor	Totals
\$ 1,741,978	\$ 266,778	\$ 8,560,098	\$ 53,794,288
-	2,663,366	1,007,331	12,847,225
-	-	-	1,328,988
-	-	12,751	68,034
-	26,509	267,042	1,705,237
-	-	148,636	8,424,415
-	-	-	116,694
-	-	-	65,876
<u>1,741,978</u>	<u>2,956,653</u>	<u>9,995,858</u>	<u>78,350,757</u>
-	93,429	1,217,570	2,837,621
-	-	-	1,726,541
-	-	-	689,801
-	-	-	38,387
-	-	-	317,686
<u>-</u>	<u>93,429</u>	<u>1,217,570</u>	<u>5,610,036</u>
-	-	123,998	123,998
<u>-</u>	<u>2,663,366</u>	<u>1,007,331</u>	<u>12,847,225</u>
<u>-</u>	<u>2,663,366</u>	<u>1,131,329</u>	<u>12,971,223</u>
<u>-</u>	<u>2,756,795</u>	<u>2,348,899</u>	<u>18,581,259</u>
-	-	-	182,570
-	199,858	4,876,542	10,856,960
-	-	212,142	212,142
1,741,978	-	2,558,275	4,746,988
<u>-</u>	<u>-</u>	<u>-</u>	<u>43,770,838</u>
<u>1,741,978</u>	<u>199,858</u>	<u>7,646,959</u>	<u>59,769,498</u>
<u>\$ 1,741,978</u>	<u>\$ 2,956,653</u>	<u>\$ 9,995,858</u>	<u>\$ 78,350,757</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF NORMAL, ILLINOIS**

**Reconciliation of Total Governmental Fund Balance to the  
Statement of Net Position - Governmental Activities**

**March 31, 2021**

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<b>Total Governmental Fund Balances</b>	<b>\$ 59,769,498</b>
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	138,309,637
Deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Deferred Items - IMRF	(5,624,270)
Deferred Items - Police Pension	10,026,915
Deferred Items - Firefighters' Pension	5,857,714
Deferred Items - Total OPEB Liability - PHP	8,029,695
Internal Service Funds are used by the Town to charge the health and dental insurance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the Statement of Net Position.	340,895
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Compensated Absences Payable	(2,743,063)
Net Pension Liability - IMRF	(2,711,747)
Net Pension Liability - Police Pension	(49,901,410)
Net Pension Liability - Firefighters' Pension	(35,640,912)
Total OPEB Liability - PHP	(36,472,133)
General Obligation Bonds Payable - Net	(78,771,635)
Deferred Charge on Refunding	1,269,908
Accrued Interest	<u>(931,979)</u>
<b>Net Position of Governmental Activities</b>	<b><u><u>\$ 10,807,113</u></u></b>

The notes to the financial statements are an integral part of this statement.

**TOWN OF NORMAL, ILLINOIS**

**Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds  
For the Fiscal Year Ended March 31, 2021**

	General	Debt Service
<b>Revenues</b>		
Taxes	\$ 36,300,997	\$ -
Intergovernmental	21,189,291	-
Charges for Services	8,866,936	-
Licenses and Permits	1,281,817	-
Fines and Forfeitures	986,862	-
Investment Income	177,541	237
Miscellaneous	1,421,264	167,108
Total Revenues	70,224,708	167,345
<b>Expenditures</b>		
Current		
General Government	9,428,693	-
Public Safety	25,390,606	-
Highway and Streets	3,978,150	-
Sanitation	2,547,750	-
Culture and Recreation	7,143,724	-
Community Development	6,878,293	-
Debt Service		
Principal Payment	-	2,747,261
Interest and Fiscal Charges	-	3,031,669
Total Expenditures	55,367,216	5,778,930
Excess (Deficiency) of Revenues Over (Under) Expenditures	14,857,492	(5,611,585)
<b>Other Financing Sources (Uses)</b>		
Disposal of Capital Assets	126,113	-
Debt Issuance	-	1,790,000
Premium on Debt Issuance	-	165,880
Payment to Escrow Agent	-	(1,893,955)
Transfers In	41,645	5,498,616
Transfers Out	(3,933,958)	-
	(3,766,200)	5,560,541
Net Change in Fund Balances	11,091,292	(51,044)
Fund Balances - Beginning	33,548,997	5,591,458
Fund Balances - Ending	\$ 44,640,289	\$ 5,540,414

The notes to the financial statements are an integral part of this statement.

Capital Projects			
Fire Station Capital Investment	Uptown TIF	Nonmajor	Totals
\$ -	\$ 2,587,606	\$ 1,018,185	\$ 39,906,788
-	-	4,724,764	25,914,055
-	-	31,835	8,898,771
-	-	-	1,281,817
-	-	-	986,862
3,880	162	31,969	213,789
-	26,509	1,228	1,616,109
3,880	2,614,277	5,807,981	78,818,191
-	634,487	806,805	10,869,985
53,904	-	25,421	25,469,931
-	-	3,575,634	7,553,784
-	-	-	2,547,750
-	-	445,602	7,589,326
-	-	1,042,079	7,920,372
-	-	-	2,747,261
-	-	-	3,031,669
53,904	634,487	5,895,541	67,730,078
(50,024)	1,979,790	(87,560)	11,088,113
-	-	-	126,113
-	-	-	1,790,000
-	-	-	165,880
-	-	-	(1,893,955)
-	-	856,614	6,396,875
(260,739)	(2,024,826)	(177,352)	(6,396,875)
(260,739)	(2,024,826)	679,262	188,038
(310,763)	(45,036)	591,702	11,276,151
2,052,741	244,894	7,055,257	48,493,347
\$ 1,741,978	\$ 199,858	\$ 7,646,959	\$ 59,769,498

The notes to the financial statements are an integral part of this statement.

**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, 2021**

	Budget		Actual	Variance
	Original	Final		
Revenues				
Taxes				
Property Taxes	\$ 2,614,742	\$ 2,587,653	\$ 2,587,606	\$ (47)
Investment Income	8,286	50	162	112
Miscellaneous	-	-	26,509	26,509
Total Revenues	<u>2,623,028</u>	<u>2,587,703</u>	<u>2,614,277</u>	<u>26,574</u>
Expenditures				
General Government	<u>310,978</u>	<u>791,946</u>	<u>634,487</u>	<u>157,459</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,312,050	1,795,757	1,979,790	184,033
Other Financing (Uses)				
Transfers Out	<u>(2,312,050)</u>	<u>(2,040,651)</u>	<u>(2,024,826)</u>	<u>15,825</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ (244,894)</u>	<u>(45,036)</u>	<u>\$ 199,858</u>
Fund Balance - Beginning			<u>244,894</u>	
Fund Balance - Ending			<u>\$ 199,858</u>	



**TOWN OF NORMAL, ILLINOIS**

**Nonmajor Governmental Funds**

**Combining Balance Sheet**

**March 31, 2021**

	Special Revenue				
	Motor Fuel Tax	Community Development	Fed Equitable Sharing	Park Land Dedication	Cannabis Excise Tax
<b>ASSETS</b>					
Cash and Investments	\$ 4,565,676	\$ 1,000	\$ 83,810	\$ 212,142	\$ 45,554
Receivables - Net of Allowances					
Property Taxes	-	-	-	-	-
Interest	8,784	-	-	-	-
Other	-	31,975	-	-	5,949
Due from Other Governments	148,636	-	-	-	-
<b>Total Assets</b>	<b>\$ 4,723,096</b>	<b>\$ 32,975</b>	<b>\$ 83,810</b>	<b>\$ 212,142</b>	<b>\$ 51,503</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 121,588	\$ 31,975	\$ -	\$ -	\$ -
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Grants	-	-	-	-	-
Property Taxes	-	-	-	-	-
<b>Total Deferred Inflows of Resources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Liabilities and Deferred Inflows of Resources</b>	<b>121,588</b>	<b>31,975</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCES</b>					
Restricted	4,601,508	1,000	83,810	-	51,503
Committed	-	-	-	212,142	-
Assigned	-	-	-	-	-
<b>Total Fund Balances</b>	<b>4,601,508</b>	<b>1,000</b>	<b>83,810</b>	<b>212,142</b>	<b>51,503</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 4,723,096</b>	<b>\$ 32,975</b>	<b>\$ 83,810</b>	<b>\$ 212,142</b>	<b>\$ 51,503</b>

Capital Projects							
Foreign Fire Tax	Capital Investment	Roadway	Main and Osage TIF	Main and I-55 TIF	One Normal Plaza	North Normal Warehouse TIF	Totals
\$ 138,439	\$ 972,736	\$ 1,809,024	\$ 731,447	\$ 270	\$ -	\$ -	\$ 8,560,098
-	-	-	880,909	77,059	48,085	1,278	1,007,331
-	2,275	1,692	-	-	-	-	12,751
-	229,118	-	-	-	-	-	267,042
-	-	-	-	-	-	-	148,636
<u>\$ 138,439</u>	<u>\$ 1,204,129</u>	<u>\$ 1,810,716</u>	<u>\$ 1,612,356</u>	<u>\$ 77,329</u>	<u>\$ 48,085</u>	<u>\$ 1,278</u>	<u>\$ 9,995,858</u>
\$ -	\$ 168,779	\$ 163,793	\$ 731,435	\$ -	\$ -	\$ -	\$ 1,217,570
-	123,998	-	-	-	-	-	123,998
-	-	-	880,909	77,059	48,085	1,278	1,007,331
-	123,998	-	880,909	77,059	48,085	1,278	1,131,329
-	292,777	163,793	1,612,344	77,059	48,085	1,278	2,348,899
138,439	-	-	12	270	-	-	4,876,542
-	-	-	-	-	-	-	212,142
-	911,352	1,646,923	-	-	-	-	2,558,275
<u>138,439</u>	<u>911,352</u>	<u>1,646,923</u>	<u>12</u>	<u>270</u>	<u>-</u>	<u>-</u>	<u>7,646,959</u>
<u>\$ 138,439</u>	<u>\$ 1,204,129</u>	<u>\$ 1,810,716</u>	<u>\$ 1,612,356</u>	<u>\$ 77,329</u>	<u>\$ 48,085</u>	<u>\$ 1,278</u>	<u>\$ 9,995,858</u>

**TOWN OF NORMAL, ILLINOIS**

**Nonmajor Governmental Funds**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Fiscal Year Ended March 31, 2021**

	Special Revenue				
	Motor Fuel Tax	Community Development	Fed Equitable Sharing	Park Land Dedication	Cannabis Excise Tax
<b>Revenues</b>					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	3,715,513	664,043	-	-	42,909
Charges for Services	-	-	-	31,835	-
Investment Income	23,645	-	10	23	3
Miscellaneous	-	1,228	-	-	-
<b>Total Revenues</b>	<b>3,739,158</b>	<b>665,271</b>	<b>10</b>	<b>31,858</b>	<b>42,912</b>
<b>Expenditures</b>					
<b>Current</b>					
General Government	-	-	-	-	-
Public Safety	-	-	-	-	-
Highway and Streets	2,495,691	-	-	-	-
Culture and Recreation	-	-	-	12,148	-
Community Development	-	665,271	-	-	-
<b>Total Expenditures</b>	<b>2,495,691</b>	<b>665,271</b>	<b>-</b>	<b>12,148</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>1,243,467</b>	<b>-</b>	<b>10</b>	<b>19,710</b>	<b>42,912</b>
<b>Other Financing Sources (Uses)</b>					
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	-
<b>Net Change in Fund Balances</b>	<b>1,243,467</b>	<b>-</b>	<b>10</b>	<b>19,710</b>	<b>42,912</b>
<b>Fund Balances - Beginning</b>	<b>3,358,041</b>	<b>1,000</b>	<b>83,800</b>	<b>192,432</b>	<b>8,591</b>
<b>Fund Balances - Ending</b>	<b>\$ 4,601,508</b>	<b>\$ 1,000</b>	<b>\$ 83,810</b>	<b>\$ 212,142</b>	<b>\$ 51,503</b>

Capital Projects							
Foreign Fire Tax	Capital Investment	Roadway	Main and Osage TIF	Main and I-55 TIF	One Normal Plaza	North Normal Warehouse TIF	Totals
\$ 53,027	\$ -	\$ -	\$ 850,155	\$ 74,078	\$ 39,895	\$ 1,030	\$ 1,018,185
-	302,299	-	-	-	-	-	4,724,764
-	-	-	-	-	-	-	31,835
8	2,694	5,522	58	4	2	-	31,969
-	-	-	-	-	-	-	1,228
53,035	304,993	5,522	850,213	74,082	39,897	1,030	5,807,981
-	1,292	-	731,435	74,078	-	-	806,805
25,421	-	-	-	-	-	-	25,421
-	-	1,079,943	-	-	-	-	3,575,634
-	433,454	-	-	-	-	-	445,602
-	376,808	-	-	-	-	-	1,042,079
25,421	811,554	1,079,943	731,435	74,078	-	-	5,895,541
27,614	(506,561)	(1,074,421)	118,778	4	39,897	1,030	(87,560)
110,825	260,739	485,050	-	-	-	-	856,614
-	-	-	(135,707)	-	(39,999)	(1,646)	(177,352)
110,825	260,739	485,050	(135,707)	-	(39,999)	(1,646)	679,262
138,439	(245,822)	(589,371)	(16,929)	4	(102)	(616)	591,702
-	1,157,174	2,236,294	16,941	266	102	616	7,055,257
\$ 138,439	\$ 911,352	\$ 1,646,923	\$ 12	\$ 270	\$ -	\$ -	\$ 7,646,959

TOWN OF NORMAL, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual  
For the Fiscal Year Ended March 31, 2021

	Motor Fuel Tax		Community Development		Special
	Final Budget	Actual	Final Budget	Actual	
Revenues					
Taxes	\$ -	\$ -	\$ -	\$ -	
Intergovernmental	4,034,047	3,715,513	1,051,826	664,043	
Charges for Services	-	-	-	-	
Investment Income	48,400	23,645	-	-	
Miscellaneous	-	-	2,000	1,228	
Total Revenues	<u>4,082,447</u>	<u>3,739,158</u>	<u>1,053,826</u>	<u>665,271</u>	
Expenditures					
Current					
General Government	-	-	-	-	
Public Safety	-	-	-	-	
Highway and Streets	5,290,091	2,495,691	-	-	
Culture and Recreation	-	-	-	-	
Community Development	-	-	1,053,826	665,271	
Total Expenditures	<u>5,290,091</u>	<u>2,495,691</u>	<u>1,053,826</u>	<u>665,271</u>	
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,207,644)</u>	<u>1,243,467</u>	<u>-</u>	<u>-</u>	
Other Financing Sources (Uses)					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Net Change in Fund Balances	<u>\$ (1,207,644)</u>	<u>1,243,467</u>	<u>\$ -</u>	<u>-</u>	
Fund Balances - Beginning		<u>3,358,041</u>		<u>1,000</u>	
Fund Balances - Ending		<u>\$ 4,601,508</u>		<u>\$ 1,000</u>	

Revenue

Fed Equitable Sharing		Park Land Dedication		Cannabis Excise Tax		Foreign Fire Tax	
Final Budget	Actual	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,027	\$ 53,027
10,000	-	-	-	35,000	42,909	-	-
-	-	35,100	31,835	-	-	-	-
15	10	35	23	5	3	10	8
-	-	-	-	-	-	-	-
10,015	10	35,135	31,858	35,005	42,912	53,037	53,035
-	-	-	-	-	-	-	-
-	-	-	-	1,000	-	52,000	25,421
10,000	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	184,695	12,148	-	-	-	-
-	-	-	-	-	-	-	-
10,000	-	184,695	12,148	1,000	-	52,000	25,421
15	10	(149,560)	19,710	34,005	42,912	1,037	27,614
-	-	-	-	-	-	110,826	110,825
-	-	-	-	-	-	-	-
-	-	-	-	-	-	110,826	110,825
<u>\$ 15</u>	10	<u>\$ (149,560)</u>	19,710	<u>\$ 34,005</u>	42,912	<u>\$ 111,863</u>	138,439
	<u>83,800</u>		<u>192,432</u>		<u>8,591</u>		<u>-</u>
	<u>\$ 83,810</u>		<u>\$ 212,142</u>		<u>\$ 51,503</u>		<u>\$ 138,439</u>

TOWN OF NORMAL, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Continued  
For the Fiscal Year Ended March 31, 2021

	Capital			
	Capital Investment		Roadway	
	Final Budget	Actual	Final Budget	Actual
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	525,000	302,299	-	-
Charges for Services	-	-	-	-
Investment Income	13,600	2,694	13,500	5,522
Miscellaneous	-	-		
Total Revenues	<u>538,600</u>	<u>304,993</u>	<u>13,500</u>	<u>5,522</u>
<b>Expenditures</b>				
<b>Current</b>				
General Government	126,300	1,292	-	-
Public Safety	-	-	-	-
Highway and Streets	-	-	2,196,583	1,079,943
Culture and Recreation	1,153,199	433,454	-	-
Community Development	742,428	376,808	-	-
Total Expenditures	<u>2,021,927</u>	<u>811,554</u>	<u>2,196,583</u>	<u>1,079,943</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,483,327)</u>	<u>(506,561)</u>	<u>(2,183,083)</u>	<u>(1,074,421)</u>
<b>Other Financing Sources (Uses)</b>				
Transfers In	554,265	260,739	485,050	485,050
Transfers Out	-	-	-	-
	<u>554,265</u>	<u>260,739</u>	<u>485,050</u>	<u>485,050</u>
Net Change in Fund Balances	<u>\$ (929,062)</u>	<u>(245,822)</u>	<u>\$ (1,698,033)</u>	<u>(589,371)</u>
Fund Balances - Beginning		<u>1,157,174</u>		<u>2,236,294</u>
Fund Balances - Ending		<u>\$ 911,352</u>		<u>\$ 1,646,923</u>

Projects

Main and Osage TIF		Main and I-55 TIF		One Normal Plaza		North Normal Warehouse TIF	
Final Budget	Actual	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
\$ 850,155	\$ 850,155	\$ 74,078	\$ 74,078	\$ 39,895	\$ 39,895	\$ 1,030	\$ 1,030
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
10	58	1	4	-	2	-	-
-	-	-	-	-	-	-	-
850,165	850,213	74,079	74,082	39,895	39,897	1,030	1,030
738,400	731,435	74,079	74,078	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
738,400	731,435	74,079	74,078	-	-	-	-
111,765	118,778	-	4	39,895	39,897	1,030	1,030
-	-	-	-	-	-	-	-
(128,706)	(135,707)	-	-	(39,998)	(39,999)	(1,646)	(1,646)
(128,706)	(135,707)	-	-	(39,998)	(39,999)	(1,646)	(1,646)
<u>\$ (16,941)</u>	(16,929)	<u>\$ -</u>	4	<u>\$ (103)</u>	(102)	<u>\$ (616)</u>	(616)
	<u>16,941</u>		<u>266</u>		<u>102</u>		<u>616</u>
	<u>\$ 12</u>		<u>\$ 270</u>		<u>\$ -</u>		<u>\$ -</u>



**REPORT OF INDEPENDENT ACCOUNTANTS**

August 16, 2021

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 Main/Osage 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, 2021. 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, 2021 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