

PROPOSED AGENDA FOR TOWN COUNCIL MEETING

Monday, April 20, 2026

7:00 p.m.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. OMNIBUS VOTE AGENDA
(All items under the Omnibus Vote Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussions of these items unless a Council Member so requests, in which event, the item will be removed from the Omnibus Vote Agenda and considered as the first item after approval of the Omnibus Vote Agenda.)
 - A. Approval of the Minutes of the Regular Council Meeting of April 6, 2026
 - B. Report to Receive and File Town of Normal Expenditures for Payment as of April 15, 2026
 - C. Resolution to Accept Bids and Award a Contract to Stark Excavating, Inc. for the 2026 Sump Pump Discharge and Storm Sewer Improvements Project in the Amount of \$275,154
 - D. Resolution to Award the Bid for the Linden Street Water Main Improvement Project to George Gildner, Inc. at a Total Cost of \$1,338,191 and Approve an Associated Budget Adjustment
 - E. Resolution Authorizing the Execution of a Three-Year Agreement with Gateway Fireworks Displays of St. Louis, Missouri for the Annual Fourth of July Fireworks Display in 2026, 2027 and 2028
 - F. Resolution Approving a Professional Services Agreement with Marsh McLennan Agency for Insurance Broker Services
 - G. Resolution to Waive the Formal Bidding Process and Approve a Contract with Surf Prep, Inc. for the Fire Department Headquarters Apparatus Bay Resurfacing Project in the Amount of \$63,000
 - H. Resolution Conditionally Approving the Bramble Hall Subdivision Final Plat by Expedited Process (300 W. Willow)

6. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA

GENERAL ORDERS

7. Resolution to Award a Contract to Cunningham Recreation for the Purchase of a Modular Playground Unit, Poured in Place Rubber Surfacing for Rosa Parks Commons in the Amount of \$179,629.74
8. Resolution Authorizing the Purchase of Equipment from National Fitness Campaign (NFC), Custom Artwork, and Installation of a Fitness Court Studio, using a Contractor from the NFC Approved Installation Network, for a Total Project Cost of \$199,750
9. Ordinance Approving an Amendment to the Town of Normal Uptown Renewal Tax Increment Redevelopment Project Area
10. Ordinance Approving the Tax Increment Redevelopment Plan and Project for the Uptown North TIF
11. Ordinance Designating the Uptown North TIF Redevelopment Project Area
12. Ordinance Adopting Tax Increment Financing for the Uptown North TIF Redevelopment Project Area

NEW BUSINESS

13. Motion to Initiate a Zoning Text Amendment for Battery Energy Storage Systems
14. Motion to Approve an Appointment to the Bloomington-Normal Asahikawa Sister Cities Committee

PUBLIC COMMENT

CONCERNS

ADJOURNMENT

Omnibus Vote

MINUTES OF THE REGULAR MEETING OF THE NORMAL TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, NORMAL CITY HALL, FOURTH FLOOR UPTOWN STATION, 11 UPTOWN CIRCLE, NORMAL, MCLEAN COUNTY, ILLINOIS – MONDAY, APRIL 6, 2026.

1. CALL TO ORDER:

Mayor Koos called the Regular Meeting of the Normal Town Council to Order at 7:01 p.m., Monday, April 6, 2026.

2. ROLL CALL:

The Clerk called the roll with the following persons

PRESENT: Mayor Chris Koos and Councilmembers Scott Preston, Karyn Smith, Rory Roberge, Andy Byars, and Kathleen Lorenz, also present were City Manager Pamela Reece, Assistant City Manager Brian Day, Corporation Counsel Jason Querciagrossa, and Town Clerk Angie Huonker.

ABSENT: Councilmember Kevin McCarthy.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. PUBLIC COMMENT:

Kent King-Nobles, spoke in support of the proposed Code of Ethics.

Barbara Stuart, spoke in support of the proposed Code of Ethics.

Molly Munson, spoke in support of the proposed Code of Ethics.

5. OMNIBUS VOTE AGENDA:

Mayor Koos read aloud the items to be considered by the Omnibus Vote Agenda.

A. APPROVAL OF THE MINUTES OF THE PUBLIC HEARING OF MARCH 16, 2026. APPROVAL OF THE MINUTES OF THE REGULAR COUNCIL MEETING OF MARCH 16, 2026

B. REPORT TO RECEIVE AND FILE TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF APRIL 1, 2026

C. RESOLUTION TO ACCEPT BIDS AND AWARD A CONTRACT TO J.G. STEWART CONTRACTORS, INC. FOR THE 2026 MISCELLANEOUS SIDEWALK IMPROVEMENTS - 50/50 SIDEWALK & ADA RAMPS PROJECT IN THE AMOUNT OF \$773,542.63

- D. RESOLUTION AUTHORIZING A CONTRACT EXTENSION WITH CARDINAL INFRASTRUCTURE, L.L.C. FOR PROFESSIONAL SERVICES RELATED TO FEDERAL ADVOCACY AND FUNDING
- E. RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF A MODULAR VEHICLE BARRIER SYSTEM FROM ADVANCED SECURITY TECHNOLOGIES IN THE AMOUNT OF \$194,288
- F. ORDINANCE AMENDING CHAPTER 25 OF THE TOWN CODE-REMOTE PARTICIPATION: Ordinance No. 6057

MOTION:

Councilmember Preston moved, seconded by Councilmember Roberge, the Council Approval of the Omnibus Vote Agenda.

AYES: Preston, Lorenz, Byars, Roberge, Smith, Koos.
NAYS: None.
ABSENT: McCarthy.
Motion declared carried.

Item C and E were removed from Omnibus Vote by Smith and Item D was removed from Omnibus Vote by Lorenz.

Items A, B and F were approved by Omnibus Vote.

6. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:

RESOLUTION TO ACCEPT BIDS AND AWARD A CONTRACT TO J.G. STEWART CONTRACTORS, INC. FOR THE 2026 MISCELLANEOUS SIDEWALK IMPROVEMENTS – 50/50 SIDEWALK & ADA RAMPS PROJECT IN THE AMOUNT OF \$773,542.63: Resolution No. 6461

MOTION:

Councilmember Smith moved, seconded by Councilmember Roberge, the Council Approval of a Resolution to Accept Bids and Award a Contract to J.G. Stewart Contractors, Inc. for the 2026 Miscellaneous Sidewalk Improvements – 50/50 Sidewalk & ADA Ramps Project in the Amount of \$773,542.63.

AYES: Lorenz, Byars, Roberge, Smith, Preston, Koos.
NAYS: None.
ABSENT: McCarthy.
Motion declared carried.

Smith highlighted completed sidewalk and ADA ramp work improvements and requested clarification on the extent of work completed, as well as how residents may report additional needs. Reece responded.

RESOLUTION AUTHORIZING A CONTRACT EXTENSION WITH CARDINAL INFRASTRUCTURE, L.L.C., FOR PROFESSIONAL SERVICES RELATED TO FEDERAL ADVOCACY AND FUNDING: Resolution No. 6462

MOTION:

Councilmember Lorenz moved, seconded by Councilmember Roberge, the Council Approval of a Resolution Authorizing a Contract Extension with Cardinal Infrastructure, L.L.C. for Professional Services Related to Federal Advocacy and Funding.

AYES: Byars, Roberge, Smith, Preston, Lorenz, Koos.

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

Lorenz requested clarification on the price increase and whether the firm guarantees a set amount of time dedicated to the Town's affairs each month. Reece and Director of Public Works and Engineering Ryan Otto responded.

RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF A MODULAR VEHICLE BARRIER SYSTEM FROM ADVANCED SECURITY TECHNOLOGIES IN THE AMOUNT OF \$194,288: Resolution No. 6463

MOTION:

Councilmember Smith moved, seconded by Councilmember Roberge, the Council Approval of a Resolution Waiving the Formal Bidding Process and Authorizing the Purchase of a Modular Vehicle Barrier System from Advanced Security Technologies in the Amount of \$194,288.

AYES: Roberge, Smith, Preston, Lorenz, Byars, Koos.

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

Smith confirmed the barriers' 50+ year life expectancy and asked about storage, lane coverage, and public access. Reece and Chief of Police Steve Petrilli responded.

Lorenz questioned what the barriers are intended to prevent. Petrilli responded.

Roberge questioned what types of vehicles the barriers would be effective against. Petrilli responded.

GENERAL ORDERS:

Koos requested that the four items listed under General Orders be tabled until the next regularly scheduled meeting to allow for technical adjustments to the document language.

Corporation Counsel Jason Querciagrossa advised that the items be read into the record to satisfy TIF Act requirements. The items were introduced accordingly prior to the request to table.

7. ORDINANCE APPROVING AN AMENDMENT TO THE TOWN OF NORMAL UPTOWN RENEWAL TAX INCREMENT REDEVELOPMENT PROJECT AREA: Tabled
8. ORDINANCE APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE UPTOWN NORTH TIF: Tabled
9. ORDINANCE DESIGNATING THE UPTOWN NORTH TIF REDEVELOPMENT PROJECT AREA: Tabled
10. ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE UPTOWN NORTH TIF REDEVELOPMENT PROJECT AREA: Tabled

MOTION:

Councilmember Smith moved, seconded by Councilmember Roberge, the Council Approval of a Motion to table items 7-10 under General Orders to the next regularly scheduled meeting in order to allow for technical adjustments to the document language.

AYES: Smith, Preston, Lorenz, Byars, Roberge, Koos.
NAYS: None.
ABSENT: McCarthy.
Motion declared carried.

NEW BUSINESS:

11. RESOLUTION ADOPTING A CODE OF ETHIC AS PROPOSED BY THE ETHICS COMMITTEE OF BLOOMINGTON/NORMAL: Resolution No. 6464

MOTION:

Councilmember Smith moved, seconded by Councilmember Preston, the Council Approval of a Resolution Adopting a Code of Ethics as Proposed by the Ethics Committee of Bloomington/Normal.

AYES: Preston, Lorenz, Byars, Roberge, Smith, Koos.
NAYS: None.
ABSENT: McCarthy.
Motion declared carried.

Smith provided a summary of the proposed Code of Ethics and credited Ms. Barb Stewart for organizing the Bloomington-Normal Code of Ethics Committee.

Preston expressed support for the proposed Code of Ethics and thanked Ms. Stewart for bringing it before the Council, as well as Councilmember Smith for encouraging Council support of the item.

Lorenz expressed support for the proposed Code of Ethics, noting that while it reflects shared values, public trust is built through action rather than expression alone.

PUBLIC COMMENTS:

There was no Public Comment.

12. CONCERNS:

Smith announced the SOAR program registration will open later in April.

Preston congratulated Director of Cultural Arts Beth Whisman and the Children's Discovery Museum team on the second-floor grand opening of the new exhibit "From Farm to a Healthy Me" at the Children's Discovery Museum.

Lorenz noted that 67 days have passed since Fire Station 2 opened and requested an update on the requested response time data.

13. ADJOURNMENT

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn the Regular Meeting of the Normal Town Council to Executive Session to discuss matters pertaining to land acquisition and pending and probable litigation as allowed under 5 ILCS 120/2(c)(5), and 5 ILCS 120/2(c)(11).

MOTION:

Councilmember Smith moved, seconded by Councilmember Byars, the Council Accept a Motion to Adjourn the Regular Meeting of the Normal Town Council to Executive Session.

AYES: Preston, Lorenz, Byars, Roberge, Smith, Koos.

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

Mayor Koos adjourned the Regular Meeting of the Normal Town Council at 7:40 p.m., Monday, April 6, 2026.

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

General Fund

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
EAGLE AUTOMOTIVE	INVENTORY	485.87
EAGLE AUTOMOTIVE	INVENTORY FILTERS	5.52
ILLINOIS DEPARTMENT OF REVENUE	SALES TAX PAYMENT	1,954.00
ONSRUD, CRAIG	PRO SHOP INV PMT 3/1-3/28	6,872.09
ONSRUD, CRAIG	PRO SHOP TAX PMT 3/1-3/28	557.72
US BANK/P-CARD	PA SYSTEM	158.99
General Fund	- Total	10,034.19

General Fund Mayor & Council Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ILLINOIS STATE UNIVERSITY	APPRECIATION RECPTN CARD	97.98
SECTY OF STATE-MOTOR VEH DIV	2022 RIVIAN TRUCK RENEWAL	251.00
US BANK/P-CARD	CIVIC IO SXSW TRAVEL	652.64
US BANK/P-CARD	LUNCH MEETING	29.34
US BANK/P-CARD	WASHINGTON DC TRAVEL KOOS	799.66
General Fund	Mayor & Council	Administration
		- Total
		1,830.62

General Fund Administration - City Mgr City Manager

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
PARKWAY AUTO LAUNDRY	M4 CARWASH	9.00
US BANK/P-CARD	DOWNSTATE SPRING MEETING	68.00
US BANK/P-CARD	ONE VOICE TRAVEL	65.52
US BANK/P-CARD	WASHINGTON DC TRAVEL	874.27
US BANK/P-CARD	WASHINGTON DC TRAVEL DUFF	799.66
US BANK/P-CARD	WASHINGTON DC TRAVEL REEC	799.66
General Fund	Administration - City Mgr City Manager	- Total
		2,616.11

General Fund Administration - City Mgr Boards & Commissions

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	CDM BOARD CATERING	283.37
General Fund	Administration - City Mgr Boards & Commissions	- Total
		283.37

General Fund Administration - City Mgr General Expense Dept.

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
Alternative Auto Body	INV 5813 CLAIM RELATED-AA	765.41
BLOOMINGTON TENT & AWNING	RENTAL -EMPLOYEE LUNCH	1,900.00
GREAT AMERICAN INSURANCE COMPANY	CDMF BOARD BOND INSURANCE	725.50
ILLINOIS DEPARTMENT OF REVENUE	SALES TAX PAYMENT	330.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
TOEPKE	AMBULANCE OVERPAYMENT REF	62.85
Michael Crain	REIMB CLAIMS RELATED MCRA	65.00
WALLACE	AMBULANCE FEE OVERPAYMENT	325.00
US BANK/P-CARD	CDM NAME PLATE	42.48
US BANK/P-CARD	PARADE CANDY	319.68
US BANK/P-CARD	PARADE REGISTRATION	26.22
General Fund	Administration - City Mgr General Expense Dept. - Total	4,562.14

General Fund Communications Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	ADVERTISING	1,200.00
US BANK/P-CARD	ITGA CONF TRAVEL	1,379.39
US BANK/P-CARD	MEMBERSHIP DUES	185.00
US BANK/P-CARD	MONTHLY SUBSCRIPTION	40.99
US BANK/P-CARD	STICKERS	718.29
General Fund	Communications Administration - Total	3,523.67

General Fund Cultural Arts CDM

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AMERENIP	2026 UTILITY FEE	14.43
AURORA WORLD INC	EXHIBIT PROPS	142.48
CUMULUS BROADCASTING LLC	ADVERTISING	495.00
F & G BROADCASTING INC	CDM ADVERTISING ACCT# 428	200.00
GREAT LAKES ACE (CULTURAL ARTS)	EXHIBITS/HARDWARE	31.16
HOBBY LOBBY STORES INC	EDUCATION SUPPLIES	168.38
MENARDS	EXHIBIT SUPPLIES	244.42
MENARDS	HARDWARE	77.69
MENARDS	LED LIGHTS, CLAMPS, CAULK	282.07
MENARDS	LED LIGHTS, CONTAINERS	159.65
MENARDS	MASKS, WRENCH	66.90
MENARDS	PAINT SUPPLIES	79.39
MENARDS	PAINT SUPPLIES, POOL SHOC	341.21
MENARDS	POOL SHOCK, PAINT BRUSHES	97.58
MENARDS	SANDER	115.92
MENARDS	SANDPAPER, MOUNTING TAPE	81.70
MENARDS	SCREWS, CLAMPS, TORCH	117.93
MENARDS	SCREWS, DRILL BITS, HINGE	44.47
MENARDS	WIRE, CABLES	153.52
PANTAGRAPH	ADVERTISING	950.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
PTC SELECT	PLOTTER REPAIR	965.50
US BANK/P-CARD	3D PRINTER	820.93
US BANK/P-CARD	3D PRINTER FILAMENT	286.36
US BANK/P-CARD	ACM CONFERENCE: FLIGHT F	186.00
US BANK/P-CARD	ADAPTERS	18.78
US BANK/P-CARD	ART STUDIO SUPPLIES	351.44
US BANK/P-CARD	BATTERIES	9.89
US BANK/P-CARD	BEE CAMP SUPPLIES	162.62
US BANK/P-CARD	BOOKS	528.90
US BANK/P-CARD	CABLES	25.98
US BANK/P-CARD	CART	1,209.02
US BANK/P-CARD	COLORING PAGES	2.11
US BANK/P-CARD	CREDIT FOR REFUND	-121.06
US BANK/P-CARD	DAY CAMP SUPPLIES	233.02
US BANK/P-CARD	DIGITAL LICENSE	59.00
US BANK/P-CARD	ELECTRONICS	40.88
US BANK/P-CARD	ENVELOPES MATS	139.54
US BANK/P-CARD	EXHIBIT PROPS	836.16
US BANK/P-CARD	EXHIBIT SUPPLIES	143.54
US BANK/P-CARD	EXHIBITS PROPS	522.25
US BANK/P-CARD	EXHIBITS SUPPLIES	48.87
US BANK/P-CARD	FOAM	195.02
US BANK/P-CARD	FOAM NOODLES	119.98
US BANK/P-CARD	HARDWARE	29.96
US BANK/P-CARD	HEADSETS	79.92
US BANK/P-CARD	HOME SCHOOL SUPPLIES	155.94
US BANK/P-CARD	HOMESCHOOL SUPPLIES	53.98
US BANK/P-CARD	JUNCTION BOX	21.99
US BANK/P-CARD	LEARNING LAB SUPPLIES	636.69
US BANK/P-CARD	LIGHTS	84.99
US BANK/P-CARD	LOOSE PARTS	154.00
US BANK/P-CARD	MEMBERSHIP SUPPLIES - ENV	35.99
US BANK/P-CARD	MIXING VALVE	136.03
US BANK/P-CARD	PAINT	56.94
US BANK/P-CARD	PAINT WALL PAINT	312.60
US BANK/P-CARD	PLOTTER INK AND PRINT HEA	942.77
US BANK/P-CARD	POLY 1 GALLON METAL BIT	122.00
US BANK/P-CARD	POWER CORD	7.99

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	PRESENTER REMOTE	13.79
US BANK/P-CARD	PROGRAM SUPPLIES	642.59
US BANK/P-CARD	PURCHASE REFUND	-7.27
US BANK/P-CARD	PVC ROLL	54.99
US BANK/P-CARD	ROLLING LADDER VACUUMS	1,946.80
US BANK/P-CARD	SAW BLADE	47.98
US BANK/P-CARD	STAFF LUNCH	65.86
US BANK/P-CARD	STORE INVENTORY	1,617.70
US BANK/P-CARD	TABLE TOWERS	1,567.50
US BANK/P-CARD	TABLET	803.50
US BANK/P-CARD	TAPE	55.30
US BANK/P-CARD	TAX CREDIT	-5.40
US BANK/P-CARD	TAX REFUND	-0.60
US BANK/P-CARD	TECH SUPPORT ITEMS (SMART	132.06
US BANK/P-CARD	THUMB DRIVES & FILAMENT	80.11
US BANK/P-CARD	TOOLS	19.98
US BANK/P-CARD	TRI FOLD PROJECT BOARD	169.00
US BANK/P-CARD	WATER FILTER	45.89
US BANK/P-CARD	WEATHER WINDOWS	212.55
US BANK/P-CARD	WELDING	127.93
US BANK/P-CARD	WORLD THINKING DAY SUPPLI	223.16
US BANK/P-CARD	ZIP TIES	14.24
WALMART BUSINESS (CULTURAL ARTS)	EDUCATION SUPPLIES	129.32
WALMART BUSINESS (CULTURAL ARTS)	PROGRAM SUPPLIES	112.27
General Fund Cultural Arts CDM - Total		21,549.67

General Fund Cultural Arts Theater

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
Adam Fox	PER DIEM PAYOUT FOR CONFE	-170.00
AMERENIP	FEB 26 UTILITIES	481.41
AMERENIP	JAN 26 UTILITIES	544.56
AMERENIP	MAR 26 UTILITIES	530.39
CUMULUS BROADCASTING LLC	ADVERTISING	495.00
DELUXE ECHOSTAR LLC	FILM SHIPPING	100.00
GOLD MEDAL- CHICAGO	THEATRE CONCESSIONS	488.97
ILLINOIS DEPARTMENT OF REVENUE	SALES TAX PAYMENT	357.00
JANUS FILMS	FILM LICENSING	700.00
KOZOL BROS-SOUTH	CONCESSIONS	328.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
PEPSI COLA GENERAL BOTTLERS	CONCESSIONS	408.00		
ULINE INC	TABLES AND COVERS	1,392.86		
UNIVERSAL FILM EXCHANGE INC	FILM LICENSING	700.00		
US BANK/P-CARD	ACM APRIL CONFERENCE FLIG	390.19		
US BANK/P-CARD	DROP BOX PLUS	11.99		
US BANK/P-CARD	FILM CONFERENCE (BENNY AN	1,000.00		
US BANK/P-CARD	FILM MEDIA PURCHASE	19.62		
US BANK/P-CARD	SPOTIFY PREMIUM	12.99		
General Fund	Cultural Arts	Theater	- Total	7,790.98

General Fund Cultural Arts Community Events

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
COSMIC RAYS CONSULTING LLC	HOLI MOLI DJ	800.00		
GUITAR WORLD	EVENT SUPPORT	285.00		
General Fund	Cultural Arts	Community Events	- Total	1,085.00

General Fund Cultural Arts Illinois Art Station

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
GREAT LAKES ACE (CULTURAL ARTS)	CONCRETE MIX	9.18		
GREAT LAKES ACE (CULTURAL ARTS)	IAS SUPPLIES	27.90		
US BANK/P-CARD	ADOBE PREMIUM (IAS)	26.73		
US BANK/P-CARD	ADS	42.12		
US BANK/P-CARD	ART LESSON PLANS	16.00		
US BANK/P-CARD	ART SUPPLIES SNACKS	100.40		
US BANK/P-CARD	BENCH	151.98		
US BANK/P-CARD	COAT RACK	37.99		
US BANK/P-CARD	CREDIT FOR CANCELLED CLAS	-60.00		
US BANK/P-CARD	DISPLAY	1,267.86		
US BANK/P-CARD	IAS SUPPLIES	147.24		
US BANK/P-CARD	LASER LEVEL	199.00		
US BANK/P-CARD	LESSON PLAN	3.00		
US BANK/P-CARD	STUDIO SPROUT SUBSCRIPTIO	220.00		
US BANK/P-CARD	TABLE COVERS FABRICS	104.15		
US BANK/P-CARD	TABLE COVERS SUPPLIES	119.48		
General Fund	Cultural Arts	Illinois Art Station	- Total	2,413.03

General Fund Town Clerk Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ILLINOIS STATE UNIVERSITY	BUSINESS CARDS - JP&TS	45.84

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ILLINOIS STATE UNIVERSITY	BUSINESS CARDS -BW	36.67
NORMALITE	PUBLIC NOTICES	142.50
Tierra Shickel	MCI SPRING PER DIEM-TS	81.50
US BANK/P-CARD	DOCUMENT RETENTION	39.55
US BANK/P-CARD	IIMC DUES-JP	135.00
US BANK/P-CARD	IIMC TRAINING-JP	50.00
US BANK/P-CARD	IML LOBBY DAY TRAVEL-TS	13.00
US BANK/P-CARD	NOTARY COURSE-TS	49.00
US BANK/P-CARD	OFFICE SUPPLIES	188.38
US BANK/P-CARD	OFFICE SUPPLIES DOC. RETE	498.78
General Fund	Town Clerk Administration - Total	1,280.22

General Fund Corporation Counsel Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	LUNCH WITH BLOOMINGTON LE	11.96
General Fund	Corporation Counsel Administration - Total	11.96

General Fund Finance Financial Services

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
QUILL CORPORATION	OFFICE SUPPLY - INSP	58.44
US BANK/P-CARD	GFOA MEMBERSHIP GFOA CON	1,625.00
US BANK/P-CARD	OFFICE SUPPLIES	138.21
General Fund	Finance Financial Services - Total	1,821.65

General Fund Finance College Ave Parking Deck

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AMERENIP	MAR 26 UTILITIES	16.34
General Fund	Finance College Ave Parking Deck - Total	16.34

General Fund Finance Beaufort St. Deck Parking

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AMERENIP	MAR 26 UTILITIES	10.69
General Fund	Finance Beaufort St. Deck Parking - Total	10.69

General Fund Innovation & Technology Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ACOM SYSTEMS / VALSOFT CORPORATION	EZE DOCS RENEWAL	7,597.54
AGILE TICKETING SOLUTIONS LLC	VANITY URL AND SSL CERT	75.00
AMERICAN PLANNING ASSOCIATION	APA/AIPC MEMBERSHIP DUES	-968.75

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
BENEFIT TECHNOLOGY RESOURCES LLC	BEN ADMIN PEPM-MAR 26	2,046.80
COMCAST CORPORATION	UPTOWN CABLE/WIFI	670.19
JUSTFOIA, INC.	SOFTWARE RENEWAL	11,550.00
LEXIS NEXIS (POLICE ONLY)	ACCUINT.COM MARCH 2026	200.00
LEXIS NEXIS (POLICE ONLY)	CRIME MAP - MAR 26	289.41
MCCI, LLC	LASERFICHE ANNUAL RENEWAL	59,157.00
MCLEAN CO INFORMATION SERVICES	LEAD - APRIL 2026	95.68
MNJ TECHNOLOGIES DIRECT INC	TONER	2,400.53
PAGEFREEZER SOFTWARE INC	PAGEFREEZER ANNUAL RENEWA	12,726.33
RED DOT DIGITAL MEDIA, INC.	SIGNAGE LIVE LICENSES	2,160.00
SCIENTEL SOLUTIONS LLC	MAINT & SUPPORT FY27	17,966.00
SCIENTEL SOLUTIONS LLC	NETWORK OPERATIONS CENTER	5,744.42
SCIENTEL SOLUTIONS LLC	PTP MAINT CONTRACT FY27	4,675.00
SCIENTEL SOLUTIONS LLC	SOFTWARE LICENSING	11,281.52
SCIENTEL SOLUTIONS LLC	SWITCHES FOR CAMERAS	1,346.40
SILVERSKY INC	NETWORK VULNERABILITY MGM	29,887.00
STATION AUTOMATION INC DBA PSTRAX	PS TRAX ANNUAL RENEWAL	5,600.00
SUPERION LLC	COGNOS TRAINING	540.00
US BANK/P-CARD	CELLPHONE ACCESSORY	68.95
US BANK/P-CARD	CHATGPT LICENSES	150.00
US BANK/P-CARD	HDMI CABLE	8.99
US BANK/P-CARD	IPAD & IPHONE ACCESSORIES	75.96
US BANK/P-CARD	IPAD ACCESSORIES	115.38
US BANK/P-CARD	IPAD ACCESSORY	26.99
US BANK/P-CARD	LASERFICHE CONFERENCE	2,434.60
US BANK/P-CARD	OFFICE SUPPLIES	25.39
US BANK/P-CARD	PODCAST SERVICES	20.00
US BANK/P-CARD	WEBCAM	25.64
VERIZON CONNECT FLEET USA LLC	AVL SERVICE MONTHLY	1,834.02
VERIZON WIRELESS	MONTHLY MESSAGE BOARD APR	20.02
WATTS COPY SYSTEMS, INC.	METER READ 3/7/26-4/7/26	1,138.62
General Fund	Innovation & Technology Administration - Total	180,984.63

General Fund Human Resources Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
OSF OCCUPATIONAL HEALTH	PRE-EMPLOY TEST/CDL SCREE	696.05
US BANK/P-CARD	FRAMES FOR SERVICE AWARDS	86.31
US BANK/P-CARD	HEARTLAND HEALTHCARE COAL	300.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	RECRUITMENT ADS VIA INDEE	1,564.82
General Fund	Human Resources Administration - Total	2,647.18

General Fund Planning & Zoning Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	APA REGISTRATION MERCY DA	75.00
US BANK/P-CARD	APA REGISTRATION TESSA FE	75.00
US BANK/P-CARD	APA TRAINING COURSE TESSA	75.00
US BANK/P-CARD	BIKE VESSEL SHOWING AT N	1,100.00
General Fund	Planning & Zoning Administration - Total	1,325.00

General Fund Inspections & Facilities Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ILLINOIS STATE UNIVERSITY	BUILDING STICKERS-RED	112.81
ILLINOIS STATE UNIVERSITY	BUSINESS CARDS L.OWENS	36.34
US BANK/P-CARD	INSPECTION RESOURCES INV.	225.00
US BANK/P-CARD	OFFICE SUPPLIES HN	22.50
US BANK/P-CARD	ONLINE EDUCATION INV. 102	300.00
US BANK/P-CARD	PLUMBING LICENSE RENEWAL	153.38
US BANK/P-CARD	PRACTICE EXAM-INSPECTOR	39.00
General Fund	Inspections & Facilities Administration - Total	889.03

General Fund Inspections & Facilities Facilities

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ACTION ROOFING INC	ROOF LEAK REPAIR	350.00
ACTION ROOFING INC	ROOF LEAK REPAIRS	350.00
AMERENIP	FEB 26 UTILITIES	4,998.34
AMERENIP	JAN 26 UTILITIES	691.41
AMERENIP	MAR 26 UTILITIES	6,402.54
AUTOMATIC FIRE SPRINKLER, LLC	SPRINKLER REPAIRS	1,759.00
F.E. MORAN INC	FIRE ALARM REPAIR	634.83
GRAINGER INC	FLR OUTLET COVER & LIGHTS	222.35
GREAT LAKES ACE (FACILITIES)	SAW BLADES	41.99
GREAT LAKES ACE (FACILITIES)	SUPPLY LINE	14.99
GREAT LAKES ACE (FACILITIES)	WALL PLATE	5.18
HERMES SERVICES AND SALES INC	HVAC DIAGNOSTIC CHARGE	190.00
ILLINOIS PORTABLE TOILETS	FEB26 RENTAL & SERVICE	305.00
ILLINOIS PORTABLE TOILETS	MAR26 RENTAL & SERVICE	285.00
JOHNSON CONTROLS FIRE PROTECTION^	ANNUAL DRY CHEM TESTING	1,437.39

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
JOHNSTONE SUPPLY/RELIABLE PRODUCTS	HVAC BELT	36.47
JOHNSTONE SUPPLY/RELIABLE PRODUCTS	MOTOR CAPACITOR	14.00
MENARDS	DOOR CLOSER	56.48
MENARDS	ELECTRICAL SUPPLIES	60.14
MENARDS	HVAC FILTERS	375.72
MENARDS	MISC ELECTRICAL SUPPLIES	14.93
MENARDS	PIPE FITTINGS	11.74
MENARDS	VACUUM BREAKER	5.99
MID ILLINOIS MECHANICAL SERVICES	RTU REPAIRS	1,098.00
MID ILLINOIS MECHANICAL SERVICES	VFD REPAIRS	324.00
ROGERS SUPPLY COMPANY	HVAC THERMOCOUPLE	13.50
THOMPSON ELECTRONICS	ALARM BATTERY	25.20
US BANK/P-CARD	AED 1ST AID PACK INV. 112	26.55
US BANK/P-CARD	DEC25 UTILITIES 1225 7968	385.50
US BANK/P-CARD	FILTER INV. 112-72221449-	85.98
US BANK/P-CARD	GAS LEAK DETECTOR INV. 34	2,809.90
US BANK/P-CARD	OFFICE SUPPLIES INV. 613-	47.54
US BANK/P-CARD	SHOES-SANDRA INV. A172764	79.99
US BANK/P-CARD	UNIFORM PANT-VIOLETA INV.	51.97
VEREGY	FINAL PAY REQUEST-ECOLOGY	30,673.96
WILCOX ELECTRIC & SERVICE INC	EMERGENCY LIGHT REPAIR	162.40
General Fund	Inspections & Facilities	Facilities
		- Total
		54,047.98

General Fund Police Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ALL CITY MANAGEMENT SERVICES INC	CROSSING GUARD 3/8-3/21	5,857.72
AXON ENTERPRISE, INC.	AXON TASER CONTRACT FY27	79,451.69
BERLA CORPORATION	BERLA IVE RENEWAL	4,250.00
Brianna Wiegand	TUIT REIMB WIEGAND	1,953.99
CI SHOOTING SPORTS,INC	CLOTHING/EQUIPMENT	3,139.63
CITY OF BLOOMINGTON	POLICE GUN RANGE USAGE	8,221.98
Ethan Weniger	TUIT REIMB-WENIGER	-1,619.34
FLOCK GROUP INC.	ORC GRANT ITEM	59,000.00
JOE'S TOWING & RECOVERY	CID INVEST	230.00
Kendra DeRosa	REIMB SFST TRAIN	35.34
KRUGER ANIMAL HOSPITAL	K9 CARE - GHOST	245.36
LEADS ONLINE	LEADS ONLINE RENEWAL	8,873.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
Matt Badalamenti	GRACIE TRAIN REIMB	102.68		
MCLEAN COUNTY ANIMAL CONTROL	ANIMAL CONTROL MAR26	6,818.00		
MCLEAN COUNTY TREASURER	CENTRALIZED COMM APR26	117,808.08		
MOTOROLA	WAVE BILLING	68.00		
MUNICIPAL ELECTRONICS INC	RADAR REPAIRS	646.95		
RAY O'HERRON CO INC	BODY ARMOR	6,671.03		
RAY O'HERRON CO INC	CLOTHING/EQUIPMENT	6,220.65		
US BANK/P-CARD	ACCURINT MONTH FEE	200.00		
US BANK/P-CARD	C. C. CONF.	254.55		
US BANK/P-CARD	C.C. CONF.	450.54		
US BANK/P-CARD	CERT. HOLDERS	12.50		
US BANK/P-CARD	CP ONLINE TRAIN	761.19		
US BANK/P-CARD	DOG FOOD-BOND	64.63		
US BANK/P-CARD	DOG FOOD-GHOST	71.92		
US BANK/P-CARD	DOG FOOD-OLIVE	101.16		
US BANK/P-CARD	DRY CLEANING	59.50		
US BANK/P-CARD	FBINAA	233.36		
US BANK/P-CARD	HOTEL CREDIT	-345.00		
US BANK/P-CARD	IOWA TOLL	7.50		
US BANK/P-CARD	LAPTOP CASE	19.94		
US BANK/P-CARD	MOLLE ITEMS	269.81		
US BANK/P-CARD	OV NAMEPLATE	10.75		
US BANK/P-CARD	P & E MGR. CONF.	924.39		
US BANK/P-CARD	RECEIPT PAPER	77.00		
US BANK/P-CARD	SHIPPING FEES	84.06		
US BANK/P-CARD	SIMPLISAFE SECURITY	114.95		
US BANK/P-CARD	SUBPOENA FEE	22.00		
US BANK/P-CARD	SUPPLIES	100.15		
US BANK/P-CARD	SWAT BASIC	3,750.00		
US BANK/P-CARD	TV WALL MOUNT	119.51		
US BANK/P-CARD	TV.	311.84		
US BANK/P-CARD	VEST HANGERS	1,172.50		
US BANK/P-CARD	WICJC REFUND	-170.00		
General Fund	Police	Administration	- Total	316,653.51

General Fund **Fire** **Administration**

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ADRIAN'S SHOES & REPAIR	STATION BOOTS GRIEDER	189.99

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AIR ONE EQUIPMENT INC.	RIPCORD SUSPENDERS	64.50
AIR ONE EQUIPMENT INC.	STATION BOOTS DITCHEN	189.00
AMERENIP	FEB 26 UTILITIES	61.65
AMERENIP	JAN 26 UTILITIES	434.12
AMERENIP	MAR 26 UTILITIES	39.91
B & B AWARDS AND RECOGNITION	LT MARTIN'S RETIREMENT PL	82.57
B & B AWARDS AND RECOGNITION	ROOSEVELT RETIREMENT PLAQ	82.57
BANNER FIRE EQUIPMENT INC	PUSH PULL ROD	174.07
BEN WHITACRE	FDIC CONFERENCE INDIANAPO	506.00
BOUND TREE MEDICAL LLC	INFANT WARMING BLANKET	327.92
BRAYDEN BLUNIER	STATION BOOTS REIMBURSE D	165.00
CARLOS AGUILAR	FUEL FOR TRAVEL TO/FROM C	61.00
CARTER PHILLIPS	IFSI ACADEMY WK 7 PER DIE	335.00
CI SHOOTING SPORTS,INC	UNIFORM PANTS SWANEY	74.23
CLAIRE LIBERIO	IFSI ACADEMY WK 7 PER DIE	335.00
COLE SADAUSKAS	IFSI ACADEMY WK 7 PER DIE	335.00
EMSAR CHICAGO	STAIR CHAIR MAINT &REPAIR	1,149.06
GREAT LAKES ACE (FIRE DEPT)	BATTERIES	13.99
INNOTECH COMMUNICATIONS	SIREN MAINTENANCE	275.00
JEANNA RODDA	SUPPLIES MARTIN & ROOSEVE	207.30
MARKUS GUSTAFSON	IFSI ACADEMY WK 7 PER DIE	335.00
MCLEAN CO AREA EMS SYSTEM	CONTINUING EDUCATION	3,000.00
MENARDS	LEVELS	33.98
MIKE MORRISON	TRAVEL TO FOSTER COACH ST	76.50
MILLER JANITOR SUPPLY	BOWL CLEANER	47.40
RAY O'HERRON CO INC	ENGINEER RETIRED BADGE	148.40
SAM HARRIS UNIFORMS	LT CAP GLOEDE	94.50
SAM HARRIS UNIFORMS	LT CAP MARTIN	117.50
SAM HARRIS UNIFORMS	LT CAP THORTON	94.50
SENSIT TECHNOLOGIES, LLC	SENSIT MONITOR REPAIRS	330.37
STRYKER SALES CORPORATION	STAIR CHAIR	17,157.04
STRYKER SALES CORPORATION	STAIR CHAIR POWER CORD	53.22
TELEFLEX LLC	MEDICAL SUPPLIES	1,995.00
US BANK/P-CARD	2026 IL FEDERAL LABOR LAW	88.92
US BANK/P-CARD	COFFEE FOR BREAK AREA	107.94
US BANK/P-CARD	CREDIT FOR HOTEL ROOM FRO	-200.00
US BANK/P-CARD	CROCK POT STATION 3 & OP	150.44
US BANK/P-CARD	EAR PLUGS FOR ENGINES ETC	173.59

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
US BANK/P-CARD	HOSE REELS AND HOSE FOR N	276.31		
US BANK/P-CARD	HOTEL FRONT DESK OVER CHA	111.87		
US BANK/P-CARD	HOTEL ROOM ENGINE OPS TRA	223.74		
US BANK/P-CARD	HOTEL ROOM TRUCK OPS TRAI	671.22		
US BANK/P-CARD	IAAI DUES AC MORRISON	203.00		
US BANK/P-CARD	IFSI ACADEMY HOTEL ROOM #	3,356.10		
US BANK/P-CARD	IGNITER SWITCH FOR GRILL	17.09		
US BANK/P-CARD	MULTI GAS TANK TAGS	115.00		
US BANK/P-CARD	NFPA MEMBERSHIP DUES SWAN	225.00		
US BANK/P-CARD	OFFICE SUPPLIES CHARGER C	57.94		
US BANK/P-CARD	OVEN GLOVES FOR NFD #2	33.40		
US BANK/P-CARD	POSTAGE FOR SCBA WITH INS	210.01		
US BANK/P-CARD	POT HOLDERS & TRIVETS FOR	25.48		
US BANK/P-CARD	PRINTING CALCULATOR & PEN	56.08		
US BANK/P-CARD	SCBA CALIBRATION	1,412.50		
US BANK/P-CARD	SHOES DID NOT FIT CORRECT	-159.95		
US BANK/P-CARD	STATION SHOES	319.90		
US BANK/P-CARD	TOWER 10 EMERGENCY LIGHT	42.76		
US BANK/P-CARD	UNIFORM PANTS	156.46		
US BANK/P-CARD	UNIFORM PANTS 2-PAIR REIN	143.49		
US BANK/P-CARD	UNIFORM PANTS GRIEDER	263.24		
US BANK/P-CARD	UNIFORM PANTS HOSPELHORN	152.67		
US BANK/P-CARD	UNIFORM PANTS PEMBERTON	223.95		
US BANK/P-CARD	UNIFORM PANTS REINAGLE	74.70		
US BANK/P-CARD	UNIFORM PANTS SCHURTER	263.24		
US BANK/P-CARD	WHITE BOARD & CORK BOARD	211.36		
US BANK/P-CARD	YOUTUBE TV STATION # 2	59.99		
WELDSTAR/DEPKE WELDING SUPPLIES	OXYGEN	102.38		
ZOLL MEDICAL CORPORATION	CPR ELECTRODE	578.25		
General Fund	Fire	Administration	- Total	38,334.36

General Fund Fire Prevention

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
MENARDS	CO ALARM BATTERIES	455.76		
General Fund	Fire	Prevention	- Total	455.76

General Fund Public Works Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	WASHINGTON DC TRAVEL OTTO	804.86

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>		<u>Payment Description</u>		<u>Transaction Amount</u>
General Fund	Public Works	Administration	- Total	804.86

General Fund Public Works Fleet Maintenance

<u>Vendor Name</u>		<u>Payment Description</u>		<u>Transaction Amount</u>
ADVANCE AUTO PARTS		AIR FILTERS		15.88
ADVANCE AUTO PARTS		BRAKE PADS		134.99
ADVANCE AUTO PARTS		COPPER GASKET		5.99
ADVANCE AUTO PARTS		CREDIT		-50.99
ADVANCE AUTO PARTS		EXHAUST CLAMP		11.90
ADVANCE AUTO PARTS		EXHAUST PARTS		101.71
ADVANCE AUTO PARTS		EXHAUST SYSTEM		6.75
ADVANCE AUTO PARTS		HOSE CLAMP		10.70
ADVANCE AUTO PARTS		OIL FILTER		4.00
ADVANCE AUTO PARTS		SENSORS		495.40
ADVANCE AUTO PARTS		SHOP SUPPLIES		639.60
CINTAS CORPORATION		UNIFORM RENTAL		118.76
CIT TRUCKS LLC		BRAKE DRUMS		184.00
CIT TRUCKS LLC		CREDIT		-2,932.95
CIT TRUCKS LLC		SENSOR		187.32
CIT TRUCKS LLC		STOCK FILTERS		321.69
CIT TRUCKS LLC		SWITCH		85.41
DON OWEN TIRE-OLIVE/LEFT LANE AUTO		INSPECT STEERING SUSPENS		115.00
DON OWEN TIRE-OLIVE/LEFT LANE AUTO		TIRES		1,203.64
EAGLE AUTOMOTIVE		CREDIT - CORE RETURN		-183.00
EVERGREEN FS INC.		GREASE		154.20
HELLER FORD		WORK DONE TO N76		1,245.86
HOHULIN BROTHERS FENCE CO		FIX GATE OPENERS		3,409.56
KOLDAIRE EQUIPMENT COMPANY		COFFEE POT		15.58
LINDE GAS & EQUIPMENT INC.		TANK RENTAL		271.82
MENARDS		STEP LADDER		177.00
RAHN EQUIPMENT COMPANY		BUILD SQUAD CAR N79		3,770.00
RUSH TRUCK CENTERS OF ILLINOIS, INC		FILTERS		2,392.74
SAM LEMAN FORD BLOOMINGTON		GASKET		149.30
SAM LEMAN INC		HANDLE		67.80
TRUCE TRUCK SALES / R.N.O.W.		SHOCKS		498.09
ULINE INC		NITRILE GLOVES		174.48
US BANK/P-CARD		LABEL TAPE		385.00
General Fund	Public Works	Fleet Maintenance	- Total	13,187.23

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

General Fund Public Works Streets

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ADRIAN'S SHOES & REPAIR	T.GARRETT BOOTS	200.00
AMERENIP	2026 UTILITY FEE	1.57
AMERENIP	FEB 26 UTILITIES	330.80
AMERENIP	JAN 26 UTILITIES	19,528.73
AMERENIP	MAR 26 UTILITIES	903.41
AMERENIP	UTILITIES	7.04
AMERENIP	UTILITY FEES	1.13
Ben Watkins	MAILBOX REPLACEMENT - 108	70.00
CHAMPAIGN SIGNAL & LIGHTING CO.	MAINTENANCE BILLING FEB26	20,134.99
CIT TRUCKS LLC	BATTERY JUMP PACK	950.00
DIAMOND VOGEL PAINT	TRAFFIC PAINT	35,750.00
INTERSTATE ALL BATTERY CENTER	BATTERY STORAGE RACKS	216.00
KEY EQUIPMENT & SUPPLY CO	STREET SWEEPER BROOMS	3,760.00
KOENIG BODY & EQUIPMENT INC	FLOW METERS	1,985.14
LKM MOWING & LANDSCAPING	SNOW PLOW SERVICE	1,260.00
Logan Fultz	FULTZ, LOGAN SHOES REIMBU	200.00
MARTIN EQUIPMENT OF IL INC	LINK END	21.37
MATHIS KELLEY CONSTRUCTION SUPPLY	CAULKING	47.58
MATHIS KELLEY CONSTRUCTION SUPPLY	CONCRETE FINISHING AID	121.45
MATHIS KELLEY CONSTRUCTION SUPPLY	CONCRETE TOOLS	510.45
MATHIS KELLEY CONSTRUCTION SUPPLY	GLOVES	3.96
MATHIS KELLEY CONSTRUCTION SUPPLY	HARD HAT, GLOVES	84.96
MATHIS KELLEY CONSTRUCTION SUPPLY	STOP/SLOW CONST. SIGN	206.56
MCLEAN COUNTY ASPHALT	RECYCLED ASPHALT	64.80
MCLEAN COUNTY ASPHALT	RECYCLED CONCRETE	2,222.73
MCLEAN COUNTY ASPHALT	STONE, ASPHALT	1,457.54
MCLEAN COUNTY ASPHALT	STONE, ASPHALT, DIRT	1,690.73
MENARDS	LUMBER	289.33
MENARDS	MARKING PAINT	23.97
MENARDS	PVC, EXT CORD, ADAPTER	24.32
MENARDS	SCREWS	17.94
MENARDS	USB CABLE	13.99
MILLER JANITOR SUPPLY	CAR WASH SOAP	520.70
MORRIS AVENUE GARAGE	IDOT INSPECTION S15	40.00
MORRIS AVENUE GARAGE	IDOT INSPECTION S16	40.00
MORRIS AVENUE GARAGE	IDOT INSPECTION S17	40.00
MORRIS AVENUE GARAGE	IDOT INSPECTION S18	40.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
MORRIS AVENUE GARAGE	IDOT INSPECTION S21	59.50		
MORRIS AVENUE GARAGE	IDOT INSPECTION S22	59.50		
MORRIS AVENUE GARAGE	IDOT INSPECTION S28	59.50		
MORRIS AVENUE GARAGE	IDOT INSPECTIONS	40.00		
MOTION INDUSTRIES INC	HOSE AND SUPPLIES	2,983.90		
PRAIRIE MATERIAL SALES INC	CONCRETE N MAIN ST	506.64		
ROANOKE CONCRETE PRODUCTS CO	CONCRETE FILL	1,042.50		
ROCKFORD RIGGING	CHAIN	523.08		
TRAFFIC SIGN STORE	RAILROAD SIGNS	278.50		
TRAFFIC SIGN STORE	SIGN LETTERS	18.00		
TRAFFIC SIGN STORE	STREET NAME SIGNS	380.00		
TRAFFIC SIGN STORE	YIELD ON GREEN SIGN	484.00		
ULINE INC	HIGH TENSILE STRAPPING TO	1,455.82		
US BANK/P-CARD	CLOTHING FOR GARRETT TAYL	594.92		
US BANK/P-CARD	MAILBOXES	149.90		
US BANK/P-CARD	MOTOMIX AND AUGER BIT	221.80		
US BANK/P-CARD	RAIN JACKET - ERIC MURPHY	39.99		
US BANK/P-CARD	RECHARGEABLE HEADLAMP	59.18		
US BANK/P-CARD	SCHOOL STREET FLASHERS	510.39		
US BANK/P-CARD	SUPPLIES	44.98		
US BANK/P-CARD	TIME CARDS	32.13		
US BANK/P-CARD	TV MOUNT FOR A STREETS TR	22.99		
WHERRY MACHINE & WELDING INC	STEEL TUBE	56.00		
General Fund	Public Works	Streets	- Total	102,404.41

General Fund Public Works Waste Removal

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
MORRIS AVENUE GARAGE	IDOT INSPECTION A9	40.00		
RED WING SHOE STORE	BOOTS C.MOODY	-200.00		
US BANK/P-CARD	CASEY'S BREAKFAST FOR TRA	99.96		
US BANK/P-CARD	CLICKERS	49.95		
US BANK/P-CARD	CLOTHES - DYLAN CONNER	119.97		
US BANK/P-CARD	GLOVES	53.86		
US BANK/P-CARD	LUNCH FOR DAN AND CRAIG F	47.39		
US BANK/P-CARD	PARKING FOR NTEA SHOW - D	25.00		
US BANK/P-CARD	SIDE BOLT LATCH	58.35		
General Fund	Public Works	Waste Removal	- Total	294.48

General Fund Public Works Engineering

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
MENARDS	PAPER TOWELS, OIL	7.41
MENARDS	TOOLS	219.82
MIDWEST ENGINEERING AND TESTING INC	CONCRETE W. COLLEGE	155.00
US BANK/P-CARD	APPAREL-R. OTTO	43.79
US BANK/P-CARD	ATSI TRAINING TEST CODE-T	200.00
US BANK/P-CARD	FOOD IN DC-R. OTTO	102.80
US BANK/P-CARD	HOT-MIX ASPHALT CLASS-M.	1,248.00
US BANK/P-CARD	HOTEL ROOM FOR HOT-MIX AS	522.58
US BANK/P-CARD	IMSA CERTIFICATION RENEWA	80.00
US BANK/P-CARD	TEAM LUNCH	64.77
US BANK/P-CARD	THE CONFERENCE-T. SCHEIRE	100.00
General Fund	Public Works Engineering	- Total
		2,744.17

General Fund Parks & Recreation Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
BEST VERSION MEDIA LLC	POOL INFORMATION MAG ADS	1,310.80
CUMULUS BROADCASTING LLC	RADIO ADS	450.00
CUMULUS BROADCASTING LLC	RADIO SPOTS	450.00
CUMULUS BROADCASTING LLC	STREAMING ADS	160.00
CUMULUS BROADCASTING LLC	SUM ACTIVITY GUIDE ADS	974.00
CUMULUS BROADCASTING LLC	SUMMER ACTIVITY GUIDE ADS	1,134.00
DTN LLC	P&R WEATHER SERVICE	2,855.90
F & G BROADCASTING INC	IRONWOOD ADS/ACCT# 48	120.00
GEIGER BROS	GIVEAWAYS	856.94
ILLINOIS STATE UNIVERSITY	TO THE MAX POSTCARD	311.63
K.K. STEVENS PUBLISHING CO.	SUMMER PROGRAM BOOKS	6,145.92
PANTAGRAPH	POOL PASS, SUM GUIDE ADS	1,500.00
PICTURE THIS DIGITAL MEDIA LLC	SUM GUIDES, POOL PASS ADS	1,516.50
US BANK/P-CARD	CEU PETITION	30.00
US BANK/P-CARD	FACEBOOK BOOSTED POSTS	326.85
US BANK/P-CARD	LEGISLATIVE CONFERENCE	215.00
US BANK/P-CARD	MONTHLY SUBSCRIPTION FEE	21.99
US BANK/P-CARD	OFFICE SUPPLIES	21.49
WEEK-TV (GRAY LOCAL MEDIA, INC)	MARCH IRONWOOD ADS	750.00
General Fund	Parks & Recreation Administration	- Total
		19,151.02

General Fund Parks & Recreation Parks Maintenance

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ADRIAN'S SHOES & REPAIR	BOOTS - R. LAY	200.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ADRIAN'S SHOES & REPAIR	BOOTS - T.MACKEY	190.95
AIRGAS USA, LLC.	WELDING TANK RENTALS	76.74
AMERENIP	DEC 25 UTILITIES	135.24
AMERENIP	FEB 26 UTILITIES	101.51
AMERENIP	JAN 26 UTILITIES	266.58
AMERENIP	MAR 26 UTILITIES	194.45
AMERENIP	UTILITIES	6.16
BILL'S KEY & LOCK SHOP	ANDERSON RR DEADBOLT REPA	15.00
BRANDON BURMASTER	CDL PERMIT REIMBURSEMENT	51.13
CAPITOL GROUP, INC	CHAMPION 5-8 HVAC	81.33
CAPITOL GROUP, INC	DUCTWORK PARTS	197.70
CAPITOL GROUP, INC	MAXWELL PLUMBING REPAIRS	146.49
CAPITOL GROUP, INC	PLUMBING COUPLER-MAXWELL	17.30
CAPITOL GROUP, INC	PLUMBING FITTINGS-MAXWELL	88.46
CAPITOL GROUP, INC	PLUMBING PARTS-MAXWELL SO	35.05
CAPITOL GROUP, INC	RETURN-PLUMBING FITTING	-11.74
CAPITOL GROUP, INC	SERVICE CHARGE	3.95
CAPITOL GROUP, INC	TOILET REPAIR	31.81
CAPITOL GROUP, INC	TOILET REPAIR KITS- PARK	91.97
CELL ELECTRIC LLC	ANDERSON WEST SHELTER	4,840.00
CHIZMAR LANDSCAPING INC	WORK PERFORMED	750.00
COPY SHOP	GARDEN PLANS	5.00
COPY SHOP	LANDSCAPE PLANS	22.80
COPY SHOP	PLANS	7.00
D & K PRODUCTS	HERBICIDE	2,790.00
DON OWEN TIRE-OLIVE/LEFT LANE AUTO	REPLACEMENT TIRE	172.40
DON OWEN TIRE-OLIVE/LEFT LANE AUTO	REPLACEMENT TIRES	483.84
EVERGREEN FS INC.	FORKLIFT PROPANE REFILL	32.19
EVERGREEN FS INC.	GAS-BARN TANK	741.03
GREAT LAKES ACE (PARKS & REC)	CLAMP	4.59
GREAT LAKES ACE (PARKS & REC)	LYSOL FOR PRUNING TOOLS	20.77
GREAT LAKES ACE (PARKS & REC)	P-TRAP FOR SINK@MAXWELL S	28.99
GREAT LAKES ACE (PARKS & REC)	PAINT ROLLERS-PARK RROOMS	9.59
GREAT LAKES ACE (PARKS & REC)	PARK WATER FOUNTAIN PARTS	21.97
GREAT LAKES ACE (PARKS & REC)	PIPE - PLUMBING REPAIR	23.96
GREAT LAKES ACE (PARKS & REC)	PIPE CUTTER	42.98
GREAT LAKES ACE (PARKS & REC)	PLUG - CONNIE LINK PLUMBI	4.99
GREAT LAKES ACE (PARKS & REC)	RESTROOM REPAIRS	61.33

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<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
GREAT LAKES ACE (PARKS & REC)	SILICONE-OFFICE SIGN INST	47.97
GREAT LAKES ACE (PARKS & REC)	SINK REPAIR HOSE	8.59
GREAT LAKES ACE (PARKS & REC)	SINK STOP @ SOUTH	14.99
GREAT LAKES ACE (PARKS & REC)	SINK STOP VALVE @MAXWELL	25.98
GREAT LAKES ACE (PARKS & REC)	TOOL BAG- R15	17.99
GREAT LAKES ACE (PARKS & REC)	TRASH CAN	39.99
HERITAGE TRACTOR LLC-P	SPARK PLUGS, FILTERS	79.08
ILL DEPT OF AGRICULTURE	PESTICIDE LICENSE 2026-28	180.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/BRANDER SHELTR	125.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/CARDEN PARK	125.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/E DETN BASIN	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/FELL HORSESHOE	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/FV PARK BALLFD	125.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/FV SKATE PARK	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/IW B. DIAMOND	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/IW GOLF COURSE	255.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/IW PICNIC SHLT	125.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/KELLY DETN BAS	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/MAXWELL DOG PK	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/MLK PARK	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/OAK ST BALL DM	85.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/ONP B.DIAMOND	125.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/ONP SHELTER	125.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/ROSA PARKS TRL	210.00
ILLINOIS PORTABLE TOILETS	PORTA RENT/SAVANNAH PARK	125.00
JOHN DEERE FINANCIAL (MUTLI-USE)	EQUIPMENT REPAIR PARTS	14.23
MCLEAN COUNTY ASPHALT	DIRT FOR UPTOWN	205.86
MCLEAN COUNTY ASPHALT	SOIL/STONE	10,051.30
MCMASTER-CARR SUPPLY CO	5-8 HVAC-BRAZING RODS	88.18
MCMASTER-CARR SUPPLY CO	FV SHOP-DUCT FOR EXHAUST	421.93
MENARDS	BASE ANCHOR CONCRETE	46.79
MENARDS	CHAMPION 5-8 HVAC INSTALL	390.41
MENARDS	CHAMPION 5-8 WALL REPAIR	23.97
MENARDS	ELECTRICAL BOX, SWITCHES	16.71
MENARDS	FENCING-PORTA ENCLOSURES	89.50
MENARDS	GFCI OUTLET REPLACEMENTS	46.97
MENARDS	LEVEL -R103	58.47
MENARDS	LUMBER, PANEL & TRIM-CFLD	85.94

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
MENARDS	RESTROOM REPAIRS	31.29		
MENARDS	SPRAY PAINT - BARN	22.05		
MENARDS	TRAIL SIGN MAINT	59.97		
MIDWEST CONSTRUCTION RENTALS	LOCATE FLAGS	39.75		
MIDWEST EQUIPMENT II	FILES	26.95		
MILLER JANITOR SUPPLY	JANITORIAL SUPPLIES	1,181.40		
MTI DISTRIBUTING INC	AERATION TINES & HOLDERS	1,080.00		
PRAIRIE MOON NURSERY	PRAIRIE SEED MIX	7,047.00		
R.P. LUMBER CO INC	DUNGEON-TAPE, STAPLES	53.96		
R.P. LUMBER CO INC	WALL PANEL TRIM	45.52		
SCOTT CROWELL	WORK BOOTS/REIMBURSEMENT	75.00		
TENNIS COURT SUPPLY LLC	RALLY MASTER 10X20 TENNIS	7,723.25		
TRAFFIC SIGN STORE	SIGN BRACKETS-SKATE PARK	36.00		
TRAFFIC SIGN STORE	TRAIL SIGNAGE	24.50		
US BANK/P-CARD	ANEMOMETER FOR WIND SPEED	47.49		
US BANK/P-CARD	BARN WATER FOUNTAIN FILTE	89.28		
US BANK/P-CARD	CHAIRS-FV SHOP BREAKROOM	670.00		
US BANK/P-CARD	CLOTHING-MACKEY	192.83		
US BANK/P-CARD	CPO TRAINING HOTEL-KELLEY	268.89		
US BANK/P-CARD	CPO TRAINING HOTEL-SCHROE	268.89		
US BANK/P-CARD	CPSI TRAINING & EXAM-DUNC	685.00		
US BANK/P-CARD	FV SHOP CHAIR REFUND	-167.50		
US BANK/P-CARD	HVAC REFRIGERANT RECOVERY	273.90		
US BANK/P-CARD	PARK RESTROOM REPAIR PART	16.75		
US BANK/P-CARD	POP UP TENT CLIPS	23.00		
US BANK/P-CARD	REPLACEMENT MOWER BLADES	99.96		
US BANK/P-CARD	SAFETY BOOTS FOR DREW	119.99		
US BANK/P-CARD	SHOP BREAKROOM CHAIR	39.98		
US BANK/P-CARD	SPARK PLUGS	7.98		
US BANK/P-CARD	TRAILER REPAIR PARTS	31.66		
WHERRY MACHINE & WELDING INC	NORMAL THEATRE RAILING	1,220.83		
WHERRY MACHINE & WELDING INC	STORAGE BOX-ANDERSON BLFD	1,525.36		
General Fund	Parks & Recreation	Parks Maintenance	- Total	48,819.29

General Fund Parks & Recreation Rec.- Before/After School

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ILLINOIS AFTERSCHOOL NETWORK	ANNUAL MEMBERSHIP/K.TETTE	50.00
ILLINOIS CENTRAL SCHOOL BUS	BUS FEES FOR MAR FIELD TR	888.32

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>	
RON SMITH PRINTING CO INC	BEHAVIOR WRITE UP FORMS	315.00	
US BANK/P-CARD	FIELD TRIP	500.00	
US BANK/P-CARD	FIELD TRIP ADMISSION	439.59	
US BANK/P-CARD	SNACK	365.08	
US BANK/P-CARD	SNACKS	883.24	
US BANK/P-CARD	SUPPLIES	915.42	
General Fund	Parks & Recreation	Rec. - Before/After School - Total	4,356.65

General Fund Parks & Recreation Tournament

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
ANDERSON'S OUTDOOR SPORTS & TURF	FIELD MATERIAL	715.00		
MINERVA SPORTSWEAR	STAFF SHIRTS	540.00		
US BANK/P-CARD	BASEBALL EQUIPMENT-CHAMPI	238.56		
General Fund	Parks & Recreation	Tournament	- Total	1,493.56

General Fund Parks & Recreation Aquatics

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>		
AIRGAS USA, LLC.	AAC - CO2 TANK RENTAL	249.82		
AIRGAS USA, LLC.	CO2 TANK INSPECTION	190.77		
AIRGAS USA, LLC.	KAC CO2 TANK RENTALS	374.73		
AMERENIP	FEB 26 UTILITIES	1,247.75		
AMERENIP	JAN 26 UTILITIES	452.82		
AMERENIP	MAR 26 UTILITIES	974.52		
BSN SPORTS LLC	STAFF POLOS	445.20		
CAPITOL GROUP, INC	KAC -TOILET REPAIR	36.35		
CAPITOL GROUP, INC	KAC-TOILET REPAIRS	18.94		
CRESCENT ELECTRIC SUPPLY CO	KAC-EMERGENCY LIGHT REPAI	140.84		
GREAT LAKES ACE (PARKS & REC)	AAC FRONT DESK INSTALL	49.96		
GREAT LAKES ACE (PARKS & REC)	AAC HARDWARE & SHIMS-DESK	10.36		
HALOGEN SUPPLY CO INC	FREIGHT	175.00		
KIEFER AQUATICS, LIFEGUARD STORE	POOL DECK CHAIRS	7,998.20		
MCLEAN COUNTY UNIT DISTRICT 5	NCHS WIN/SPR POOL RENTAL	2,175.00		
MCLEAN COUNTY UNIT DISTRICT 5	NWHS WINTER POOL USAGE	765.00		
MENARDS	POOLS-SCREW DRIVER, BRUSH	27.97		
ROGERS SUPPLY COMPANY	AAC CONE STAND REFRIDGERA	358.48		
US BANK/P-CARD	HVAC FREEZER REPAIR TOOLS	2,256.95		
US BANK/P-CARD	OFFICE SUPPLIES	108.46		
US BANK/P-CARD	OFFICE TRAINING SUPPLIES	27.99		
General Fund	Parks & Recreation	Aquatics	- Total	18,085.11

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General Fund Parks & Recreation Golf Course

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
COMCAST CORPORATION	IRONWOOD INTERNET	110.90
General Fund	Parks & Recreation Golf Course	- Total
		110.90

General Fund Parks & Recreation Golf Course Maintenance

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ARTHUR CLESEN INC	IRRIGATION PROGRAM	3,350.67
BRADFORD SUPPLY CO	IRRIGATION PARTS	93.66
D & K PRODUCTS	CHEMICALS - IRONWOOD GOLF	11,990.70
D & K PRODUCTS	FUNGICIDE	11,952.20
D & K PRODUCTS	GROWTH REGULATOR	1,317.50
D & K PRODUCTS	HERBICIDE	2,790.00
D & K PRODUCTS	INSECTICIDE	1,545.00
D & K PRODUCTS	PESTICIDES	4,457.20
D & K PRODUCTS	WETTING AGENT	7,741.15
E-Z-GO	CART KEYS	524.40
FAULKS BROS CONSTRUCTION, INC	DIVOT MIX	1,954.71
FAULKS BROS CONSTRUCTION, INC	TOP DRESSING SAND	1,615.90
HICKSGAS BLOOMINGTON INC	FUEL-PROPANE	279.87
ILL DEPT OF AGRICULTURE	PEST OPERATOR LIC 2026-28	150.00
ILL DEPT OF AGRICULTURE	PESTICIDE LICENSE 2026-28	180.00
MENARDS	DUSTER	5.97
MIDWEST EQUIPMENT II	BEARING	50.62
MTI DISTRIBUTING INC	AERATION TINES	1,827.60
MTI DISTRIBUTING INC	AERATION TINES & HOLDERS	1,234.20
MTI DISTRIBUTING INC	TRAP RAKE PARTS	172.66
SITEONE LANDSCAPE SUPPLY HOLDING	ON COURSE ACCESSORIES	3,911.90
STARK EXCAVATING	BUNKER SAND	423.32
TEVOERT AUTO REPAIR	SERVICE TO STARTER	195.45
US BANK/P-CARD	FLOW METER	37.58
US BANK/P-CARD	GREEN SPEED DEVICE	255.00
US BANK/P-CARD	ONLINE PESTICIDE TRAINING	45.00
General Fund	Parks & Recreation Golf Course Maintenance	- Total
		58,102.26

General Fund Parks & Recreation Recreation/Adult Sports

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	GROUP FITNESS EQUIPMENT	170.98
General Fund	Parks & Recreation Recreation/Adult Sports	- Total
		170.98

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General Fund Parks & Recreation Recreation/Youth Programs

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	ACA VISITOR WORK DAY	15.00
General Fund	Parks & Recreation	Recreation/Youth Programs - Total
		15.00

General Fund Parks & Recreation Recreation/Youth Sports

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
HASTY AWARDS	SOCCER MEDALS	372.05
SELECT SCREEN PRINTS INC	MIRACLE LEAGUE UNIFORMS	1,598.00
General Fund	Parks & Recreation	Recreation/Youth Sports - Total
		1,970.05

General Fund Parks & Recreation Recreation/Special Events

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	EASTER EGG CANDY	556.44
US BANK/P-CARD	EGG HUNT CANDY	936.63
US BANK/P-CARD	IVOLUNTEER RENEWAL	315.00
General Fund	Parks & Recreation	Recreation/Special Events - Total
		1,808.07

General Fund Concessions Recreation

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
COSGROVE DISTRIBUTORS, INC.	CHAMPION FLDS CONCESSIONS	1,083.84
GOLD MEDAL- CHICAGO	CONCESSIONS INVENTORY	1,269.60
ILLINOIS STATE UNIVERSITY	CHAMPION FLDS MENU	149.08
PEPSI COLA GENERAL BOTTLERS	CONCESSIONS INVENTORY	2,228.60
US BANK/P-CARD	CONCESSIONS STAFF TRAININ	99.50
General Fund	Concessions	Recreation - Total
		4,830.62

General Fund Concessions Golf Course

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AVANTI'S ITALIAN RESTAURANT	IRONWOOD CONCESSIONS	405.25
KOZOL BROS-SOUTH	IRONWOOD BEVERAGES	591.45
LAKESHORE BEVERAGE/CITY BEVERAGE	IRONWOOD BEVERAGES	547.60
PEPSI COLA GENERAL BOTTLERS	IRONWOOD BEVERAGES	1,515.14
US BANK/P-CARD	SUPPLIES	440.16
General Fund	Concessions	Golf Course - Total
		3,499.60

Library Fund

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ILLINOIS DEPARTMENT OF REVENUE	SALES TAX PAYMENT	23.00
US BANK/P-CARD	FOUNDATION-(300) ADULT RE	155.50
US BANK/P-CARD	FOUNDATION-1000 BOOKS SUP	283.74

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<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	FOUNDATION-SCAVENGER HUNT	704.82
US BANK/P-CARD	READING CHALLENGE-(200) A	148.00
Library Fund	- Total	1,315.06

Library Fund Library Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AMERICAN LIBRARY ASSOCIATION	R.SHOULTS MEMBER DUES	215.00
BEST BUY BUSINESS ADVANTAGE ACCT	AIR PURIFIER	270.20
BRODART COMPANY	ADULT BOOKS	2,032.16
BRODART COMPANY	CHILDREN'S BOOKS	3,898.55
BRODART COMPANY	YOUNG ADULT BOOKS	113.02
CENGAGE LEARNING INC	ADULT - LARGE PRINT	227.92
CENGAGE LEARNING INC	ADULT BOOKS	606.52
CENTER POINT LARGE PRINT	ADULT BOOKS	72.75
FASTSIGNS	GRAPHICS, INSTALLATION	502.18
HEARTLAND PARKING INC	SNOW REMOVAL 1/25-26,SALT	518.75
HEARTLAND PARKING INC	SNOW REMOVAL 2/26, SALT	77.50
HEARTLAND PARKING INC	SNOW REMOVAL 3/16, SALT	77.50
ILLINOIS WESLEYAN UNIVERSITY	KID MARKET BRUNCH 2026	1,464.98
KANOPIY INC	DIGITAL CONTENT	635.00
KROGER-INDY CUSTOMER CHARGES	SPECIAL PROG SUPPLIES	77.56
LIBRARY IDEAS,LLC	CHILDREN'S BOOKS	1,205.02
MENARDS	OPERATING SUPPLIES	40.01
MIDWEST TAPE	DIGITAL CONTENT	18,416.07
MILLER JANITOR SUPPLY	PAPER TOWELS	49.40
NEW YORK TIMES COMPANY	PUBLIC ACCESS SOFTWARE	2,538.90
OVERDRIVE, INC	DIGITAL CONTENT	144.48
REACHING ACROSS IL LIBRARY SYSTEM	LOTE4KIDS ANNUAL SUB	820.00
RON SMITH PRINTING CO INC	ACTIVITY GUIDE - SPRING	867.30
RON SMITH PRINTING CO INC	PRINTING & POSTAGE	115.00
RON SMITH PRINTING CO INC	PRINTING&POSTAGE, SPEC PR	84.00
SCHOOL SPECIALTY	CHILDREN'S BOOKS	191.96
US BANK/P-CARD	A V DIG.MEDIA-(1) NS GAME	61.51
US BANK/P-CARD	A V DIG.MEDIA-(11) NS (3	647.96
US BANK/P-CARD	BOOKS ADULT-(1) BOARD GAM	18.37
US BANK/P-CARD	BOOKS ADULT-(1) PATRON RE	40.58
US BANK/P-CARD	BOOKS ADULT-(3) GAMES LI	71.13
US BANK/P-CARD	BOOKS ADULT-(6) PATRON RE	84.97

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<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	C P SUPPLIES-(1) LABEL PR	19.99
US BANK/P-CARD	CONTRACTUAL-(20) MOBILE B	2,400.00
US BANK/P-CARD	CONTRACTUAL-PELICAN WIREL	47.84
US BANK/P-CARD	CONTRACTUAL-ZOOM RENEW-2	799.49
US BANK/P-CARD	DVDS-(1) MOVIE	18.39
US BANK/P-CARD	DVDS-(1) MOVIE (1) TV SH	53.48
US BANK/P-CARD	DVDS-(2) REPLACEMENTS	23.68
US BANK/P-CARD	FACILITIES-(1) AIR FILTER	59.99
US BANK/P-CARD	FACILITIES-(12) DISINFECT	52.28
US BANK/P-CARD	FACILITIES-(12) GOJO SOAP	275.34
US BANK/P-CARD	FACILITIES-(12) TP REFILL	66.52
US BANK/P-CARD	FACILITIES-(280) SCREEN W	36.84
US BANK/P-CARD	FACILITIES-(4) DISINFECTA	102.09
US BANK/P-CARD	FACILITIES-(6) PT REFILL	80.65
US BANK/P-CARD	L00001 KID MARKET-(50) ST	67.00
US BANK/P-CARD	OP SUPP-(1) A-Z TAB SET-M	7.00
US BANK/P-CARD	OP SUPP-(1) FILE BOX	15.67
US BANK/P-CARD	OP SUPP-(1) HEADPHONES	66.05
US BANK/P-CARD	OP SUPP-(1) SCISSORS-MAKE	9.98
US BANK/P-CARD	OP SUPP-(1) USB FLASH DRI	13.85
US BANK/P-CARD	OP SUPP-(1) USB HEADSET	20.49
US BANK/P-CARD	OP SUPP-(10) CRICUT ROLLS	53.98
US BANK/P-CARD	OP SUPP-(10) PUBLIC LAPTO	118.90
US BANK/P-CARD	OP SUPP-(144) GLUE STICKS	51.42
US BANK/P-CARD	OP SUPP-(19) COMMAND HANG	13.19
US BANK/P-CARD	OP SUPP-(2 000) BUTTONS-M	171.69
US BANK/P-CARD	OP SUPP-(2) PAIN RELIEF	22.88
US BANK/P-CARD	OP SUPP-(2) VINYL (1) ST	58.44
US BANK/P-CARD	OP SUPP-(24) BINS-MAKERSP	85.36
US BANK/P-CARD	OP SUPP-(3) TAPE DISPENSE	81.73
US BANK/P-CARD	OP SUPP-(40) VINYL-MAKERS	34.39
US BANK/P-CARD	OP SUPP-(5) FOB RINGS	7.80
US BANK/P-CARD	OP SUPP-(6) FILAMENTS-3D	109.95
US BANK/P-CARD	OP SUPP-(6) TAPE REFILLS	13.53
US BANK/P-CARD	OP SUPP-CIRC DVD DRIVE	37.98
US BANK/P-CARD	OP SUPP-MAKERSPACE MATERI	309.71
US BANK/P-CARD	OP SUPP-PAPER PLATES NAP	6.75
US BANK/P-CARD	OP SUPPLIES-(1) LAPTOP DE	50.34

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	PERIODICALS-CHICAGO TRIBU	87.75
US BANK/P-CARD	POSTAGE-WALZ CARTRIDGE RE	9.80
US BANK/P-CARD	PRINTING-(350) NPL STICKE	269.00
US BANK/P-CARD	PROJ# L00001-KID MARKET-(41.98
US BANK/P-CARD	PROJ#L00001-KID MARKET-BO	153.09
US BANK/P-CARD	PROJ#L00001-KID MARKET-IN	65.00
US BANK/P-CARD	REFUND-DVDS-WRONG ITEM RE	-18.39
US BANK/P-CARD	REFUND-SPEC PROG-MAKER AC	-6.29
US BANK/P-CARD	REFUND-SPEC PROG-MIDNIGHT	-14.12
US BANK/P-CARD	SPEC PROG- LUNAR NEW YEAR	48.02
US BANK/P-CARD	SPEC PROG-(12) TRAYS-MAKE	75.98
US BANK/P-CARD	SPEC PROG-(250) PAPER CUP	7.49
US BANK/P-CARD	SPEC PROG-(36) HIGHLIGHTE	18.99
US BANK/P-CARD	SPEC PROG-(50) SPONGE BRU	12.99
US BANK/P-CARD	SPEC PROG-(60) PAINT (12	282.68
US BANK/P-CARD	SPEC PROG-ADULT DIY SUPPL	38.29
US BANK/P-CARD	SPEC PROG-CODE CLUB SUPPL	43.72
US BANK/P-CARD	SPEC PROG-HEAT TRANSFER M	549.95
US BANK/P-CARD	SPEC PROG-LUNAR NEW YEAR	58.92
US BANK/P-CARD	SPEC PROG-MAKER ACADEMY S	710.01
US BANK/P-CARD	SPEC PROG-MAKERSPACE PROG	603.79
US BANK/P-CARD	SPEC PROG-MAKERSPACE SUPP	41.24
US BANK/P-CARD	SPEC PROG-MIDNIGHT SOCIET	28.10
US BANK/P-CARD	SPEC PROG-OUTREACH CLIPS	932.65
US BANK/P-CARD	SPEC PROG-PENELOPE REX SU	99.77
US BANK/P-CARD	SPEC PROG-STORYTIME SUPPL	52.49
US BANK/P-CARD	SPEC PROG-STORYTIMES SUPP	47.91
US BANK/P-CARD	SPEC PROG-YARNSTORMING	13.98
US BANK/P-CARD	SPEC PROG-YARNSTORMING SU	18.05
US BANK/P-CARD	SPEC. PROG-TASKMASTER CAL	12.00
US BANK/P-CARD	SPEC.PROG-OUTREACH SUPPLI	34.99
US BANK/P-CARD	SPECIAL PROG-MAKER ACADEM	99.90
US BANK/P-CARD	TAX REFUND-OP SUPP CRICUT	-5.19
US BANK/P-CARD	TECH-CARD CATALOG CART	249.99
US BANK/P-CARD	TRAINING-FOOD STAFF RECO	476.40
VERIZON WIRELESS	MARCH 1- 28, 2026 PHONES	247.75
WALMART BUSINESS (LIBRARY)	DVDS	356.20
WATTS COPY SYSTEMS, INC.	PUBLIC PRINTS	385.20

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
WATTS COPY SYSTEMS, INC.	STAFF PRINTS	622.24
WHENTOWORK, INC	SOFTWARE SUB 3YRS	3,244.80
Library Fund Library Administration - Total		51,648.03

Community Development Fd Community Development Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
HOME SWEET HOME MINISTRIES, INC.	HSJM OUTREACH Q4	5,728.93
LM RADON TESTING	APP061 RADON (F)	105.00
US BANK/P-CARD	CONFERENCE REGISTRATION J	135.00
US BANK/P-CARD	PANTAGRAPH MONTHLY SUBSCR	33.99
Community Development Fd Community Development Administration - Total		6,002.92

Foreign Fire Tax Fund Fire Foreign Fire Tax

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
US BANK/P-CARD	CERAMIC PANS & UTENSILS F	345.64
US BANK/P-CARD	IMPACT DRIVER DRILL BITS	104.97
US BANK/P-CARD	JOHANN CANCER SCREENING 2	749.00
US BANK/P-CARD	MILWAUKEE DRILL DRIVER SE	1,008.57
US BANK/P-CARD	NATURAL GAS GRILL CONVERS	88.35
US BANK/P-CARD	PAN ORGANIZER GLASSES UTE	261.41
US BANK/P-CARD	WORKOUT BAND & BELT HANGE	196.86
Foreign Fire Tax Fund Fire Foreign Fire Tax - Total		2,754.80

Underpass Fund Other-Capital Investment Capital Investment

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
CIRBN, LLC	TOWN CABLE REMOVAL	9,527.44
Underpass Fund Other-Capital Investment Capital Investment - Total		9,527.44

Capital Investment Fund Other-Capital Investment Capital Investment

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
DIAZ SIGN ART LLC	MURAL DOWNPAYMENT	10,000.00
VEREGY	FINAL PAY REQUEST-CDM	-30,673.96
Capital Investment Fund Other-Capital Investment Capital Investment - Total		-20,673.96

Roadway Fund Engineering Road & Bridge

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
HUTCHISON ENGINEERING, INC.	BRIDGE REPAIRS/REHAB	8,054.35
Roadway Fund Engineering Road & Bridge - Total		8,054.35

2017A Bond Fund Finance Financial Services

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
U.S. BANK	BONS, SERIES 2017A	900.00
2017A Bond Fund	Finance Financial Services - Total	900.00

2017B Bond Fund Finance Financial Services

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
U.S. BANK	BONDS, SERIES 2017B	900.00
2017B Bond Fund	Finance Financial Services - Total	900.00

2018 Refunding Bond Fund Finance Financial Services

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
U.S. BANK	BOND, SERIES 2018	900.00
2018 Refunding Bond Fund	Finance Financial Services - Total	900.00

2021 Bond Fund Finance Financial Services

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
U.S. BANK	BOND, SERIES 2021	900.00
2021 Bond Fund	Finance Financial Services - Total	900.00

Water Fund

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
ADAME, JENNIFER	MANUAL CHECK	-15.59
ANASTASILA BOLOBAN	REFUND/105 N ORR DR 2	-171.60
FAIRLAWN REAL ESTATE	REFUND/1062 WHITE PINE RD	57.82
FAIRLAWN REAL ESTATE	REFUND/1876 AUSTRIAN RD	32.00
GREMORE, MARY	MANUAL CHECK	-45.51
H&H HOME PROPERTIES LLC	REFUND/1709 ROCKINGHAM C	47.38
HARRIGAN, MORGAN	MANUAL CHECK	-126.67
HONIG BELL	REFUND/2 WALTON PL	66.14
LAURA KAHWAJI	MANUAL CHECK	-55.68
LAURA KAHWAJI	REFUND/1712 ROCKINGHAM 2	72.19
SAKSENA, KAMLESH	MANUAL CHECK	-57.99
TWO CHIEFS LLC	MANUAL CHECK	-66.06
Water Fund	- Total	-263.57

Water Fund Water Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
CIRBN, LLC	INTRANET	245.49
CRAWFORD, MURPHY, & TILLY, INC.	EMERGENCY RESPONSE PLAN	832.50
DIGITAL COPY SYSTEMS LLC	BLACK/WHITE/COLOR COPIES	211.30
OFFICE DEPOT INC	PAPER, STAPLER, TABS	120.74

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
UNITED STATES POSTAL SERVICE	POSTAGE FOR MAILING UTILI	6,000.00
VERIZON CONNECT FLEET USA LLC	AVL SERVICE MONTHLY	28.49
WALZ LABEL AND MAILING SYSTEMS	FOLDER/INSERTER MAINT	4,329.00
Water Fund	Water Administration - Total	11,767.52

Water Fund **Water** **Treatment**

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AIR PRODUCTS AND CHEMICALS INC	CARBON DIOXIDE LIQUID	5,324.80
AMERENIP	2026 UTILITY FEE	4.66
AMERENIP	FEB 26 UTILITIES	490.53
AMERENIP	JAN 26 UTILITIES	3,096.56
AMERENIP	MAR 26 UTILITIES	1,131.46
CINTAS CORPORATION	MOP MAT TOWEL SERVICE	74.60
GREAT LAKES ACE (WATER DEPT)	COUPLING	13.57
LAI, LTD	PUMP HOSE	2,088.53
LAI, LTD	WATER PUMP	29,563.00
MCMASTER-CARR SUPPLY CO	SEALANT	102.59
MENARDS	FOAM TAPE	52.40
MENARDS	GLOVES, SAFETY GLASSES, R	38.40
MENARDS	HOSE CLAMP	5.98
MENARDS	HOSE, ELBOW	15.07
MENARDS	LIGHT BULBS	13.76
MENARDS	NUTS/WASHERS	32.65
MENARDS	PAPER TOWELS, HOSE VALVE	23.72
MENARDS	RAIN SUIT, PLYWOOD	50.48
MENARDS	RAIN SUIT, RAZOR BLADES	44.98
MENARDS	RAIN SUIT, TARP	37.68
MENARDS	RAINSUIT	24.99
MENARDS	TUBING	8.75
MISSISSIPPI LIME COMPANY	LIME	32,055.62
USA BLUEBOOK	CLX CHLORINE ANALYZER GEN	29,983.98
USA BLUEBOOK	HACH NESSLER REAGENT	350.36
USA BLUEBOOK	TUBING FOR A2& M2 PUMPS	108.36
VERIZON CONNECT FLEET USA LLC	AVL SERVICE MONTHLY	85.71
WHERRY MACHINE & WELDING INC	ACID TABLE/SINK	135.20
Water Fund	Water Treatment - Total	104,958.39

Water Fund **Water** **Distribution**

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AMERENIP	JAN 26 UTILITIES	256.77
DARNALL CONCRETE	SOLID CONCRETE BLOCK	655.50
FERGUSON WATERWORKS	BRASS METER FITTINGS	191.60
MCLEAN COUNTY ASPHALT	SCREENED BLACK DIRT	1,302.84
MENARDS	SIDE BOARDS FOR DUMPTRUCK	78.76
MIDWEST CONSTRUCTION RENTALS	SAFETY CONES & BARRELS	1,935.30
PRAIRIE MATERIAL SALES INC	CONCRETE COLLEGE/BROADWAY	737.68
Troy Knollenberg	T. KNOLLENBERG - WORK PAN	130.39
VERIZON CONNECT FLEET USA LLC	AVL SERVICE MONTHLY	315.13
VERMEER SALES & SERVICE INC	VX50 REPAIR	593.39
WATER PRODUCTS CO OF ILLINOIS	MARKING PAINT, FLAGS	1,146.00
Water Fund	Water Distribution - Total	7,343.36

Water Capital Investment Water Capital Investment

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
CRAWFORD, MURPHY, & TILLY, INC.	2026 LINDEN ST WATERMAIN	21,440.70
CRAWFORD, MURPHY, & TILLY, INC.	AMMONIA REMOVAL REVIEW	1,210.00
MIDWEST ENGINEERING AND TESTING INC	DELAINE-HALE WATERMAIN	202.50
OTTO BAUM COMPANY INC	WATER TREATMENT PLANT BLD	105,224.00
Water Capital Investment Water	Capital Investment - Total	128,077.20

Sewer Fund Sewer Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
AMERENIP	FEB 26 UTILITIES	53.32
AMERENIP	JAN 26 UTILITIES	53.55
AMERENIP	MAR 26 UTILITIES	55.33
AMERENIP	UTILITIES	3.15
BILL'S KEY & LOCK SHOP	KEYS	32.20
CRAWFORD, MURPHY, & TILLY, INC.	SANITARY SEWER RATE STUDY	435.00
CUMMINS CROSSPOINT	MERCY CREEK LS MAINT	1,413.33
EVOQUA WATER TECHNOLOGIES LLC	BIOXIDE CHEMICAL	34,015.80
MENARDS	DRILL BITS, TAPE MEASURES	139.97
MENARDS	FEBREZE, CABLES	32.88
MENARDS	RATCHET	64.96
MOUNCE AUTOMOTIVE	TRUCK U24	104.50
US BANK/P-CARD	ETHERNET CORD AND STEEL W	18.94
US BANK/P-CARD	ETHERNET EXTENDER CONNECT	11.38
US BANK/P-CARD	VFD COOLING FANS	200.00
US BANK/P-CARD	WWETT SHOW PARKING IN IND	7.00

Report to Receive and File Town of Normal Expenditures for Payment as of 04/02/2026-04/15/2026

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
VERIZON CONNECT FLEET USA LLC	AVL SERVICE MONTHLY	257.65
Sewer Fund Sewer Administration - Total		36,898.96

Storm Water Mgmt Fund Stormwater Management Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
CRAWFORD, MURPHY, & TILLY, INC.	STORM SEWER RATE STUDY	435.00
WATER PRODUCTS CO OF ILLINOIS	PVC	39.06
Storm Water Mgmt Fund Stormwater Management Administration - Total		474.06

Health & Dental Ins Fund Administration - City Mgr Health Insurance

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
HORTON GROUP INC	INS MONTHLY CONSULT FEE	3,300.00
STANDARD INSURANCE COMPANY	MONTHLY BENEFIT-LIFE INS	8,056.00
UMR, INC.	UMR ADD'L SERVICES 03/26	250.00
UMR, INC.	UMR ADMIN FEES 03/26	17,754.66
UMR, INC.	UMR HEALTH CHARGES 03/26	929,928.47
UMR, INC.	UMR PHARMACY CHRGS 03/26	167,636.23
UMR, INC.	UMR STOP LOSS 03/26	151,240.95
Health & Dental Ins Fund Administration - City Mgr Health Insurance - Total		1,278,166.31

Health & Dental Ins Fund Administration - City Mgr Dental Insurance

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
DELTA DENTAL OF ILLINOIS	03/01/26-03/31/26DENTAL	25,484.32
Health & Dental Ins Fund Administration - City Mgr Dental Insurance - Total		25,484.32

Gen Veh Replacement Fund Police Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
RAY O'HERRON CO INC	SQUAD ACCESSORIES	65.00
Gen Veh Replacement Fund Police Administration - Total		65.00

Gen Veh Replacement Fund Fire Administration

<u>Vendor Name</u>	<u>Payment Description</u>	<u>Transaction Amount</u>
FEATHERSHARK LLC	LIVEDASH INSTALL-ALERT SY	1,403.32
US BANK/P-CARD	CAR 18 ANTENNA	242.76
Gen Veh Replacement Fund Fire Administration - Total		1,646.08
Overall - Total		2,592,861.62

Town Council Action Report

April 20, 2026

Resolution to Accept Bids and Award a Contract to Stark Excavating, Inc. for the 2026 Sump Pump Discharge and Storm Sewer Improvements Project in the Amount of \$275,154

Prepared By: Ryan Otto, Director of Public Works & Engineering

Reviewed By: Pamela S. Reece, City Manager
Jason Querciagrossa, Corporation Counsel

Staff Recommendation: Approval

Attachments: Proposed Resolution; Bid Tab

Community Impact

This contract will address areas of drainage concerns related to sump pump discharges throughout the Town. Sump pumps that outlet onto streets and sidewalks cause icing concerns and moisture related pavement deterioration.

Budget Impact

Funding is available in the Storm Water Management Fund

Strategic Alignment

[Comprehensive Plan – Infrastructure & Public Safety](#)



Background

The proposed work involves the installation of six to ten inch diameter pipes in public rights-of-way to intercept sump pump and storm water discharges that currently drain towards the street or into yard areas where storm sewers do not exist. The new pipes will connect locations with drainage concerns to the storm sewer system.

Sump pump lines that outlet into the sidewalk or street can cause accelerated deterioration of the pavement and icing problems in winter due to standing water. Sump pumps that outlet into yards can cause drainage problems for the homeowner and/or their neighbors.

The locations selected for improvement will be based on severity, safety concerns, funding, physical constraints, and citizen reports and concerns. Areas scheduled for street repair will also be prioritized to alleviate drainage concerns prior to street resurfacing. The cost of each improvement location varies based on the proximity of existing infrastructure and the extent of work.

A Bid Call for the project was advertised on April 2, 2026, in the Normalite. A pre-bid meeting was conducted in the Engineering Conference Room at 1 Uptown Circle, Normal, IL 61761 on Tuesday, April 7, 2026.

Discussion

Bids for the 2026 Sump Pump Discharge and Storm Sewer Improvements project were received, opened, and read at 10:00 a.m. on Monday, April 13, 2026. Two bids were received.

A summary of the bids is shown below. The complete bid tabulation is attached.

Stark Excavating, Inc. Bloomington, IL	\$275,154.00
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George Gildner, Inc. Bloomington, IL	\$297,283.15
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Town staff have reviewed the bid documents and found them to be acceptable. Staff recommends awarding a contract to Stark Excavating, Inc. at the contract bid amount of \$275,154.

The project is expected to begin in April and continue through the fiscal year as project and repair locations are assigned to the contractor.

Keywords: Sump Pump Discharge, Storm Water Management, Stark Excavating, Inc.

RESOLUTION NO. _____

RESOLUTION TO ACCEPT BIDS AND AWARD A CONTRACT TO STARK EXCAVATING, INC. FOR THE 2026 SUMP PUMP DISCHARGE AND STORM SEWER IMPROVEMENTS PROJECT IN THE AMOUNT OF \$275,154

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Town solicited bids for the 2026 sump pump discharge and storm sewer improvements project and Stark Excavating, Inc. was the lowest responsible bidder at \$275,154.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to execute a contract with Stark Excavating, Inc. for the 2026 sump pump discharge and storm sewer improvements project.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The Town accepts the bid of Stark Excavating, Inc. for the 2026 sump pump discharge and storm sewer improvements project.

SECTION 2. The President is authorized to execute, for and on behalf of the Town of Normal, a contract with Stark Excavating, Inc. for the 2026 sump pump discharge and storm sewer improvements project. The contract must be in conformance with the vendor's bid.

SECTION 3. The Clerk is authorized and directed to attest to the President's signature on the contract and retain a fully executed copy for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

TOWN OF NORMAL 2026 Sump Pump Discharge and Storm Sewer Improvements LETTING: MONDAY, APRIL 13th, 2026				STARK EXCAVATING, INC. 1805 West Washington Street Bloomington, IL 61701		GEORGE GILDNER, INC. 2031 Ireland Grove Road Bloomington, IL 61704	
ITEM #	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	INLET & PIPE PROTECTION	10	EACH	\$210.00	\$2,100.00	\$157.50	\$1,575.00
2	PIPE DRAIN, 6"	2,380	FT	\$44.00	\$104,720.00	\$58.25	\$138,635.00
3	PIPE DRAIN, 8"	20	FT	\$52.00	\$1,040.00	\$59.85	\$1,197.00
4	PIPE DRAIN, 10"	20	FT	\$78.00	\$1,560.00	\$69.30	\$1,386.00
5	PIPE DRAIN, 2"	30	FT	\$39.00	\$1,170.00	\$75.60	\$2,268.00
6	PIPE DRAIN PUSHED 2"	32	FT	\$130.00	\$4,160.00	\$152.25	\$4,872.00
7	CLEANOUT TYPE I	11	EACH	\$220.00	\$2,420.00	\$210.00	\$2,310.00
8	CLEANOUT TYPE II	6	EACH	\$190.00	\$1,140.00	\$210.00	\$1,260.00
9	6" X 6" X 2" TEE	18	EACH	\$89.00	\$1,602.00	\$90.30	\$1,625.40
10	8" X 8" X 2" TEE	1	EACH	\$190.00	\$190.00	\$168.00	\$168.00
11	10" X 10" X 2" TEE	1	EACH	\$300.00	\$300.00	\$304.50	\$304.50
12	2" PLUGS	21	EACH	\$18.00	\$378.00	\$21.00	\$441.00
13	TRENCH BACKFILL	535	FT	\$5.00	\$2,675.00	\$8.90	\$4,761.50
14	CONTROLLED LOW STRENGTH MATERIAL	11	FT	\$76.00	\$836.00	\$38.85	\$427.35
15	CONNECT TO EX. INLET	10	EACH	\$580.00	\$5,800.00	\$630.00	\$6,300.00
16	CONNECT TO EX. STORM SEWER	2	EACH	\$1,200.00	\$2,400.00	\$1,621.20	\$3,242.40
17	CONNECT EXISTNG SUMP PUMP DISCHARGE	22	EACH	\$210.00	\$4,620.00	\$529.20	\$11,642.40
18	SIDEWALK REMOVAL	360	SF	\$8.40	\$3,024.00	\$5.25	\$1,890.00
19	DRIVEWAY PAVEMENT REMOVAL	235	SY	\$41.00	\$9,635.00	\$37.80	\$8,883.00
20	COMB CONC CURB & GUTTER REM & REPL	12	FT	\$240.00	\$2,880.00	\$126.00	\$1,512.00
21	PCC PAVEMENT PATCHES, 8"	14	SY	\$400.00	\$5,600.00	\$267.75	\$3,748.50
22	P.C.C. DRIVEWAY PAVEMENT - 6"	235	SY	\$190.00	\$44,650.00	\$136.50	\$32,077.50
23	P.C.C. SIDEWALK - 4"	360	SF	\$19.00	\$6,840.00	\$15.75	\$5,670.00
24	P.C.C. SIDEWALK - 6"	20	SF	\$29.00	\$580.00	\$21.00	\$420.00
25	SIDE CURB FOR ADA RAMPS	17	FT	\$50.00	\$850.00	\$48.30	\$821.10
26	DETECTABLE WARNINGS	8	SF	\$40.00	\$320.00	\$42.00	\$336.00
27	TRAFFIC CONTROL & PROTECTION SPECIAL	1	LSUM	\$4,600.00	\$4,600.00	\$15,000.00	\$15,000.00
28	SODDING (Special)	1,885	FT	\$28.00	\$52,780.00	\$21.00	\$39,585.00
29	SUPPLEMENTAL WATERING	8	UNIT	\$350.00	\$2,800.00	\$525.00	\$4,200.00
30	SEEDING SPECIAL, CLASS 1	268	SF	\$13.00	\$3,484.00	\$5.25	\$1,407.00
	TOTAL BID				\$275,154.00	(As Calculated)	\$297,965.65
						(As Read)	\$297,283.15

Town Council Action Report

April 20, 2026

Resolution to Award the Bid for the Linden Street Water Main Improvement Project to George Gildner, Inc. at a Total Cost of \$1,338,191 and Approve an Associated Budget Adjustment

Prepared By: John Burkhart, Director of Water

Reviewed By: Pamela S. Reece, City Manager
Jenny Keigher, Assistant City Manager

Staff Recommendation: Approval

Attachments: Proposed Resolution, Bid Tabulation

Community Impact

Maintaining a safe, reliable drinking system is critical for residents and is the Water Department's mission. Water quality can be impacted as it passes through older water mains, negatively affecting the water delivered to our customers. This project will consist of replacing a six-inch water main, including new valves, fire hydrants and water services.

Budget Impact

Funds in the amount of \$1,220,000 are budgeted in account number 505-8040-434.63-90 of the Water Department's FY2026-27 capital budget. A budget adjustment of \$118,191 from Water Fund reserves is required to complete the project.

Strategic Alignment



Background

The Water Department's FY2026-27 budget includes funds for the replacement of water main along Linden Street, from Jersey Ave to the south corporate limits of the Town of Normal. This area is served by a six-inch water main with some areas that are difficult to access, including main running through a side-yard easement. The line has also been the source of some quality concerns in the past. This water main will be replaced with eight-inch ductile iron water main with new valves, fire hydrants and water services.

Construction plans and specifications were developed by consultant Crawford, Murphy & Tilly to replace approximately 1,400 feet of water main and appurtenances. A pre-bid meeting was conducted on Tuesday, February 25, 2025, at 1:30 p.m. to review the project details and answer specific questions related to the project.

Discussion

The Town Clerk conducted the bid opening on March 31, 2026, at 1:30 p.m. and three bids were received. A full bid tabulation is included with this report, and a basic bid summary is provided below.

<u>Bidder</u>	<u>Base Bid</u>
George Gildner, Inc.	\$1,338,191
G.A. Rich & Sons, Inc.	\$1,694,660
Stark Excavating, Inc.	\$1,702,700

The bid submitted by George Gildner, Inc. is the low bid and is 24% above the engineer's estimate of \$1,077,725.

Staff recommends the award of the bid to George Gildner, Inc. at a total cost of \$1,338,191. Funds in the amount of \$1,220,000 are budgeted in the Water Department's FY2026-27 capital budget. A budget adjustment of \$118,191 from Water Fund reserves is required to complete the project. It is anticipated that the project will start mid-May. The project will be completed by late fall of 2026.

Keywords: Delaine, Hale, Stark, Water Main

RESOLUTION NO. _____

RESOLUTION TO AWARD THE BID FOR THE LINDEN STREET WATER MAIN IMPROVEMENT PROJECT TO GEORGE GILDNER, INC. AT A TOTAL COST OF \$1,338,191 AND APPROVE AN ASSOCIATED BUDGET ADJUSTMENT

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Town solicited bids for the Linden St. water main improvement project and George Gildner, Inc. submitted the lowest responsible bid at \$1,338,191.

WHEREAS, A budget adjustment of \$118,191 is necessary.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to execute a contract with George Gildner, Inc. for the Linden St. water main improvement project.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The Town accepts George Gildner, Inc.'s bid of \$1,338,191.

SECTION 2. The President is authorized to execute a contract with George Gildner, Inc. for the Linden St. water main improvement project. The contract must substantially conform to the vendor's bid.

SECTION 3. The budget adjustment necessary for the project is approved.

SECTION 4. The Clerk is authorized and directed to attest to the President's signature on the contract and retain a fully executed copy for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)



April 9, 2026

John Burkhart
Director of Water
11 Uptown Circle
Normal, IL 61761

Dear Mr. Burkhart:

RE: 2026 Linden Street Watermain Improvements Project
Bids Evaluation and Letter of Recommendation
CMT Project No. 23006163-00

The project was advertised in the Normalite on March 9, 2026, and published in the plan rooms of Southern Illinois Builder's Association, Greater Peoria Contractors Plan Room, DataBid, ePlan, and Construct Connect.

Three bids were received for the project from Stark Excavating, George Gildner, and G.A. Rich & Sons. All bids were opened and read publicly on Thursday, April 9, 2026, at 11:00 A.M. The apparent low bidder was George Gildner, Inc. of Bloomington, Illinois with a total base bid amount of \$1,338,191.00. The bid was 24% higher than the Engineer's Opinion of Probable Construction Costs and within 21% of the next lowest bidder. A copy of the Tabulation of Bids received is enclosed. It is our opinion that the Town received reasonable and competitive base bids for the project.

George Gildner, Inc. has successfully completed projects for the Town in the past including the Osage Street Watermain Extension Project and the Linden Street Watermain Replacement Project, both completed in 2024. George Gildner has also submitted the necessary documentation required by the Contract Documents. Therefore, we recommend the Town of Normal award the 2026 Linden Street Watermain Improvements Project to George Gildner, Inc. for the base bid at the amount of \$1,338,191.00.

Copies of the bid forms received from the bidders are being forwarded to the Town under a separate transmittal. We appreciate the opportunity to continue to assist you with this project. If you have any questions about the information above, please feel free to contact me.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.

A handwritten signature in black ink that reads "Abbey Buehler".

Abbey N. Buehler, P.E.
Project Manager

Enclosures

BID TABULATION
PROJECT: TOWN OF NORMAL
2026 Linden Street Watermain Improvements Project

DATE, TIME: April 9, 2026 @ 11:00 A.M.
LOCATION: Normal City Hall, 11 Uptown Circle, Normal, IL 61761

ITEM NO.	DESCRIPTION	UNIT	ENGINEER'S OPC			Stark Excavating, Inc. 1805 W. Washington St. Bloomington, IL 61701		George Gildner, Inc. 2031 Ireland Grove Road P.O. Box 846 Bloomington, IL 61702		G.A. Rich & Sons, INC. 204 South Perry P.O. Box 50 Deer Creek, IL 61733	
			BID QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	6" Diameter DIP Watermain, Open Cut, BFM 4	L.F.	8	\$200.00	\$1,600.00	\$ 192.00	\$ 1,536.00	\$ 100.00	\$ 800.00	\$ 247.00	\$ 1,976.00
2	8" Diameter DIP Watermain, Open Cut, BFM 4	L.F.	1,386	\$200.00	\$277,200.00	\$ 204.00	\$ 282,744.00	\$ 222.00	\$ 307,692.00	\$ 269.00	\$ 372,834.00
3	12" Diameter DIP Watermain, Open Cut, BFM 4	L.F.	21	\$350.00	\$7,350.00	\$ 742.00	\$ 15,582.00	\$ 300.00	\$ 6,300.00	\$ 763.00	\$ 16,023.00
4	8" Diameter DIP Watermain, Open Cut with 16" PVC Casing, BFM 4	L.F.	133	\$375.00	\$49,875.00	\$ 491.00	\$ 65,303.00	\$ 277.00	\$ 36,841.00	\$ 469.00	\$ 62,377.00
5	1" Service Connection, Long	Each	14	\$4,500.00	\$63,000.00	\$ 15,700.00	\$ 219,800.00	\$ 17,230.00	\$ 241,220.00	\$ 9,187.00	\$ 128,618.00
6	1" Service Connection, Long - Cased	Each	7	\$7,500.00	\$52,500.00	\$ 19,500.00	\$ 136,500.00	\$ 17,630.00	\$ 123,410.00	\$ 10,946.00	\$ 76,622.00
7	1" Service Connection, Short	Each	21	\$3,500.00	\$73,500.00	\$ 7,150.00	\$ 150,150.00	\$ 4,400.00	\$ 92,400.00	\$ 8,966.00	\$ 188,286.00
8	100 Virginia Avenue Service Connection	Each	1	\$10,000.00	\$10,000.00	\$ 34,400.00	\$ 34,400.00	\$ 19,300.00	\$ 19,300.00	\$ 11,321.00	\$ 11,321.00
9	Connection to Existing Watermain	Each	4	\$8,000.00	\$32,000.00	\$ 5,800.00	\$ 23,200.00	\$ 12,500.00	\$ 50,000.00	\$ 14,749.00	\$ 58,996.00
10	6" Gate Valve and Box	Each	1	\$3,500.00	\$3,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,800.00	\$ 2,800.00	\$ 2,906.00	\$ 2,906.00
11	8" Gate Valve and Box	Each	4	\$4,000.00	\$16,000.00	\$ 2,800.00	\$ 11,200.00	\$ 4,400.00	\$ 17,600.00	\$ 3,858.00	\$ 15,432.00
12	12" Gate Valve and Box	Each	2	\$5,000.00	\$10,000.00	\$ 4,900.00	\$ 9,800.00	\$ 6,200.00	\$ 12,400.00	\$ 6,033.00	\$ 12,066.00
13	Fire Hydrant Assembly	Each	3	\$9,500.00	\$28,500.00	\$ 13,400.00	\$ 40,200.00	\$ 7,600.00	\$ 22,800.00	\$ 12,630.00	\$ 37,890.00
14	Surface Removal and Replacement, Concrete Pavement (8" Thick Unreinforced Concrete)	L.F.	1,596	\$175.00	\$279,300.00	\$ 224.50	\$ 358,302.00	\$ 160.00	\$ 255,360.00	\$ 279.00	\$ 445,284.00
15	Abandonment of Existing Watermains, Valves, Hydrants, Service Connections	L.S.	1	\$25,000.00	\$25,000.00	\$ 24,300.00	\$ 24,300.00	\$ 14,200.00	\$ 14,200.00	\$ 66,471.00	\$ 66,471.00
16	Traffic Control and Protection, Special	L.S.	1	\$35,000.00	\$35,000.00	\$ 199,073.00	\$ 199,073.00	\$ 30,800.00	\$ 30,800.00	\$ 16,657.00	\$ 16,657.00
17	4-12" Hydra-Stop	Each	5	\$4,500.00	\$22,500.00	\$ 5,300.00	\$ 26,500.00	\$ 6,100.00	\$ 30,500.00	\$ 21,731.00	\$ 108,655.00
18	12" Dia. DIP Watermain Quality Storm Sewer, Open Cut, BFM 4	L.F.	29	\$250.00	\$7,250.00	\$ 360.00	\$ 10,440.00	\$ 608.00	\$ 17,632.00	\$ 269.00	\$ 7,801.00
19	18" Dia. DIP Watermain Quality Storm Sewer, Open Cut, BFM 4	L.F.	27	\$300.00	\$8,100.00	\$ 450.00	\$ 12,150.00	\$ 618.00	\$ 16,686.00	\$ 269.00	\$ 7,263.00
G1	Surface Removal and Replacement, Concrete Pavement (8" Thick Unreinforced Concrete) (Will be performed at the Owner's request. Quantity is estimated as a placeholder only.)	S.Y.	50	\$200.00	\$10,000.00	\$ 183.00	\$ 9,150.00	\$ 176.00	\$ 8,800.00	\$ 420.00	\$ 21,000.00
G2	Granular Trench Stabilization (Will be performed only at the Owner's request. Quantity is estimated as a placeholder only.)	TON	20	\$65.00	\$1,300.00	\$ 56.00	\$ 1,120.00	\$ 40.00	\$ 800.00	\$ 98.00	\$ 1,960.00
G3	Concrete Curb and Gutter Removal and Replacement (Will be performed only at the Owner's request. Quantity is estimated as a placeholder only.)	L.F.	50	\$85.00	\$4,250.00	\$ 117.00	\$ 5,850.00	\$ 85.00	\$ 4,250.00	\$ 269.00	\$ 13,450.00
G4	Lead/Galvanized Service Line Replacement (Will be performed only at the Owner's request. Quantity is estimated as a placeholder only.)	Each	4	\$15,000.00	\$60,000.00	\$ 15,850.00	\$ 63,400.00	\$ 6,400.00	\$ 25,600.00	\$ 5,193.00	\$ 20,772.00
TOTAL BASE BID AMOUNT					\$1,077,725.00		\$1,702,700.00	\$1,338,191.00		\$1,694,660.00	

Discrepancy between multiplication of units of work and unit prices resolved in favor of the unit prices.

I, ABBEY N. BUEHLER, CERTIFY THIS BID TABULATION TO BE A TRUE AND ACCURATE SUMMARY OF THE BIDS RECEIVED FOR THIS PROJECT.



Abbey Buehler, P.E.
 PROJECT MANAGER

4/9/2026

Town Council Action Report

April 20, 2026

Resolution Authorizing the Execution of a Three-Year Agreement with Gateway Fireworks Displays of St. Louis, Missouri for the Annual Fourth of July Fireworks Display in 2026, 2027 and 2028

Prepared By: Doug Damery, Director of Parks and Recreation

Reviewed By: Pamela S. Reece, City Manager

Staff Recommendation: Approval

Attachments: Proposed Resolution, Gateway Fireworks Displays Proposal

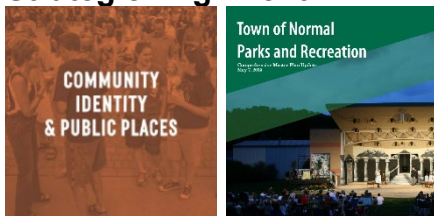
Community Impact

Gateway Fireworks Displays prepare and execute a synchronized and choreographed fireworks display in coordination with the City of Bloomington and local radio stations as part of the Towns popular annual Sky Concert event held at Fairview Park for July 4.

Budget Impact

Funds for the 2026 display are budgeted in 001-8510-451-20-10. The cost of the 2026 display is \$45,000, coinciding with the 250th anniversary of the signing of the Declaration of Independence. The cost for the following two years is \$40,000 per year.

Strategic Alignment



Background

The Town has been using Gateway Fireworks Displays for July 4 events since 2019. The July 4 fireworks display typically attracts up to 10,000 visitors in Fairview Park and surrounding areas.

Discussion

Bloomington and Normal work cooperatively to bid and select a vendor for the Fireworks portion of our respective events. Bloomington handled the bid process as we looked for a three-year agreement with an option to choose a five-year agreement for a fireworks vendor to put on a choreographed and synchronized show in Bloomington at Miller Park and in Normal at Fairview Park. Gateway Fireworks Displays was the only bidder.

A committee comprised of Bloomington and Normal staff reviewed the proposal and recommends approval of a three-year agreement with Gateway Fireworks Displays for 2026, 2027 and 2028. The proposed agreement includes the following pricing for a larger and longer fireworks show in 2026 as part of the nation's Semi-quincentennial (250-year) celebration. In 2027 and 2028, Gateway will provide a similar firework show as it has in recent years:

2026 \$45,000

2027 \$40,000

2028 \$40,000

Bloomington and Normal hosted highly popular and successful events in 2019, 2021, 2022, 2023, 2024 and 2025 because of the fireworks shows prepared and executed by Gateway Fireworks Displays. Both the Bloomington staff and Normal staff have a great working relationship with Gateway Fireworks Displays. For these reasons, staff recommend approval of the proposed agreement with Gateway Fireworks Displays.

Keywords: Fireworks, July 4th, Gateway Fireworks Displays

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTION OF A THREE-YEAR AGREEMENT WITH GATEWAY FIREWORKS DISPLAYS OF ST. LOUIS, MISSOURI FOR THE ANNUAL FOURTH OF JULY FIREWORKS DISPLAYS IN 2026, 2027 AND 2028

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Town, in conjunction with the City of Bloomington, issued a request for proposals for a three-year agreement for the Fourth of July Sky Concert fireworks displays in each community.

WHEREAS, Proposals for the project were evaluated by a committee of Town and City staff, which determined that the proposal submitted by Gateway Fireworks Displays from St. Louis was the most suitable for the communities' needs.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to accept the proposal from Gateway Fireworks Displays and award it a contract for the Fourth of July Sky Concert fireworks displays.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The Town accepts the proposal of Gateway Fireworks Displays for the Fourth of July Sky Concert fireworks displays.

SECTION 2. The President is authorized to execute a contract with Gateway Fireworks Displays. The contract must substantially conform to the proposal submitted by Gateway Fireworks Displays.

SECTION 3. The Clerk is authorized and directed to attest to the President's signature on the contract and retain a fully executed copy for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)



IS PROUD TO PRESENT OUR

**2026 - 2028
FIREWORKS PROPOSAL**





QUALIFICATIONS AND EXPERIENCE

Gateway Fireworks Displays has become the fastest growing fireworks exhibitor in the Midwest since beginning operations in 2004. Our operations and management teams have a collective experience of over 50 years in all aspects of the pyrotechnic industry. Our 30,000 square foot office and warehouse features a complete metal and wood fabrication shop. We design and build our own mortar racks, specialty product holders, blast shelters and mortar boxes. We also service and maintain all of our own electrical components in our in-house electrical repair facility. *Nothing is left to chance!*

Since launching *Gateway Fireworks Displays* we have carefully implemented all the details that we feel make for the very best displays – from the finest product and equipment to the most sophisticated pyromusical choreography software. In the fifteen years since beginning operations on October 8, 2004, *Gateway Fireworks Displays* has become a recognized leader in pyromusical innovation; including soundtrack development, unique product selection and precise choreography.

Gateway Fireworks Displays was selected to be the host display company at the 2009 annual American Pyrotechnic Association (APA) Convention and Conference. The APA is the premier trade association of the fireworks industry. It was a great honor to be selected from among our peers to represent the industry to the community in Branson Missouri where the convention was hosted. I invite you to see the difference in quality and programming that we can offer.

The *Gateway Fireworks Displays* Team is proactive in Safety and training. Several of our key staff members participated in the development of the APA Pyrotechnician Training and Safety program that is recognized and approved by the Fire Safety Divisions around the country. It also meets the training requirements for licensure by the Missouri State Fire Marshal's Office. Every Gateway Pyrotechnician has received this training and has passed both a practical and a written examination. *Safety is truly first in everything we do!*



FIREONE™ CHOREOGRAPHY AND DIGITAL FIRING SYSTEMS

The FireOne™ Computerized choreography and digital firing system affords us complete control over show design and creativity.

If our designers can conceive it the FireOne can execute it. Synchronization of pyrotechnics and music with pinpoint digital precision (.01 second choreography resolution and .001 firing accuracy) creates breathtaking effects.

This incredibly dynamic system coupled with our highly experienced designers make Gateway Fireworks Displays the Midwest's leader in choreographed displays.

At *Gateway Fireworks Displays* we constantly review and evaluate the systems available to ensure we stay on the cutting edge of the available technology in the industry.



PYROMUSICAL PRODUCTIONS

Gateway Fireworks Displays features the FireOne digital pyrotechnic firing systems. The FireOne system represents the leading technology in pyrotechnic firing hardware and choreography software programs. Our mastery of the FireOne scripting and choreography programs makes it possible for us to design any fireworks effect imaginable.

We have also developed a series of set-up processes, like angled racks that allow for creative effects like crossing tails, or a series of candles in proper order of color with angles that construct the "Gateway Rainbow." Our choreography division has also perfected a technique of using a mixture of aerial shells, special low-level effects, and close proximate devices that invent a level of excitement and intensity! This technique of using the close proximate devices at the appropriate times throughout the display gives a sense of extreme precision that are unparalleled in the industry.

Our staff's extensive knowledge of fireworks and familiarity with the wide range of product, offered by various manufacturers, makes it possible for us to locate and obtain virtually any effect needed to invent the perfect moment in the program.



Sky Concert of Mclean County

Bloomington – Normal, Illinois

(Quantities are for Each Show Site)

July 4th, 2026

FIREWORKS PROPOSAL

\$45,000.00

DESCRIPTION

Gateway Fireworks Displays will use a number of colors and effects to create a high impact display to highlight the program. The following is a listing of the effects to be used. Individual shell colors, designs and effects will be carefully selected by our choreography staff to provide a spectacular celebration of America's Independence.

This display will begin with an opening finale to get your audience's attention; we will dazzle them during the program's body, and awe them with a Signature *Gateway* finale.

Opening BARRAGE

- | | |
|--|------------|
| • 3" <i>Gateway Signature Specialty Shells</i> | 100 |
| • 4" <i>Gateway Signature Specialty Shells</i> | 36 |
| • 5" <i>Gateway Signature Specialty Shells</i> | 10 |

BODY OF PROGRAM

THREE INCH ASSORTED SHELLS – 240 Consisting of:

- Color Star Shells
- Multi-Color Star Shells
- Fancy Star Shells
- Super Fancy Shells
- Special Compartmental Shells
- Super Deluxe Compartmental Shells
- Oriental Chrysanthemum Shells

FOUR INCH ASSORTED SHELLS – 300 Consisting of:

- Color Star Shells
- Multi-Color Star Shells
- Fancy Star Shells
- Super Fancy Shells
- Special Compartmental Shells
- Super Deluxe Compartmental Shells
- Oriental Chrysanthemum Shells
- Multi-Break Shells

FIVE INCH ASSORTED SHELLS – 180 Consisting of:

- Color and Report
- Crackling Effect with Rising Tail
- Rising Palms with Tail
- Assorted Color Rings
- Color Dahlia with Tail
- Specialty Pattern Shells
- Crackling Spider with Rising Tail

GATEWAY FIREWORKS-SIGNATURE GRAND FINALE

350 Three-Inch Assorted Grand Finale Shells, Color Star Shells, Fancy Star Shells, Peonies, Chrysanthemums, 100 Flash & Titanium Salutes

60 Four-Inch Assorted *Specialty Finale Shells*

40 Five-Inch Assorted Grand Finale Shells, Color Star Shells, Fancy Star Shells, Peonies, Chrysanthemums & Shell of Shells

SPECIAL HIGHLIGHTS AND EFFECTS TO BE FIRED
DURING THE BODY OF THE PROGRAM

2" 50 Shot Red, White and Blue Crossette	02 (100 Effects)
2" 50 Shot Titanium Salute with Tails	02 (100 Effects)
2.5" 36 Shot Mixed Peony & Silver Whirl	02 (72 Effects)
2.5" 36 Shot Quick Titanium Salute Finale	02 (72 Effects)
100 Shot "Z" Cake Blue Tail to Blue Pearls to Brocade Crown	02 (200 Effects)
300 Shot Red, White and Blue Scenery	02 (200 Effects)
100 Shot "Z" Cake Sky Waterfall	02 (200 Effects)



Sky Concert of Mclean County

Bloomington – Normal, Illinois

(Quantities are for Each Show Site)

July 4th, 2027-2028

FIREWORKS PROPOSAL

\$40,000.00

DESCRIPTION

Gateway Fireworks Displays will use a number of colors and effects to create a high impact display to highlight the program. The following is a listing of the effects to be used. Individual shell colors, designs and effects will be carefully selected by our choreography staff to provide a spectacular celebration of America's Independence.

This display will begin with an opening finale to get your audience's attention; we will dazzle them during the program's body, and awe them with a Signature *Gateway* finale.

Opening BARRAGE

- | | |
|--|------------|
| • 3" <i>Gateway Signature Specialty Shells</i> | 100 |
| • 4" <i>Gateway Signature Specialty Shells</i> | 36 |
| • 5" <i>Gateway Signature Specialty Shells</i> | 10 |

BODY OF PROGRAM

THREE INCH ASSORTED SHELLS – 210 Consisting of:

- Color Star Shells
- Multi-Color Star Shells
- Fancy Star Shells
- Super Fancy Shells
- Special Compartmental Shells
- Super Deluxe Compartmental Shells
- Oriental Chrysanthemum Shells

FOUR INCH ASSORTED SHELLS – 270 Consisting of:

- Color Star Shells
- Multi-Color Star Shells
- Fancy Star Shells
- Super Fancy Shells
- Special Compartmental Shells
- Super Deluxe Compartmental Shells
- Oriental Chrysanthemum Shells
- Multi-Break Shells

FIVE INCH ASSORTED SHELLS – 120 Consisting of:

- Color and Report
- Crackling Effect with Rising Tail
- Rising Palms with Tail
- Assorted Color Rings
- Color Dahlia with Tail
- Specialty Pattern Shells
- Crackling Spider with Rising Tail

GATEWAY FIREWORKS-SIGNATURE GRAND FINALE

250 Three-Inch Assorted Grand Finale Shells, Color Star Shells, Fancy Star Shells, Peonies, Chrysanthemums, 100 Flash & Titanium Salutes

48 Four-Inch Assorted *Specialty Finale Shells*

25 Five-Inch Assorted Grand Finale Shells, Color Star Shells, Fancy Star Shells, Peonies, Chrysanthemums & Shell of Shells

SPECIAL HIGHLIGHTS AND EFFECTS TO BE FIRED
DURING THE BODY OF THE PROGRAM

2" 50 Shot Red, White and Blue Crossette	02 (100 Effects)
2" 50 Shot Titanium Salute with Tails	02 (100 Effects)
2.5" 36 Shot Mixed Peony & Silver Whirl	02 (72 Effects)
2.5" 36 Shot Quick Titanium Salute Finale	02 (72 Effects)
100 Shot "Z" Cake Blue Tail to Blue Pearls to Brocade Crown	02 (200 Effects)
300 Shot Red, White and Blue Scenery	02 (200 Effects)
100 Shot "Z" Cake Sky Waterfall	02 (200 Effects)



Please note that the show synopsis page depicts the number and type of shells that can be included in the program. Since this series of shows is to be choreographed to music it is important to understand that the music selected for each program will determine the various color and shell types that are included.

At Gateway Fireworks Displays there is no such thing as a pre-packaged show. Each show is individually designed and packed making each program unique and special. These shows will each contain a wide variety of product and will not be alike.



SKY CONCERT OF McCLEAN **COUNTY** **2026**

SUMMARY OF SHELL INVENTORY

- 690 3" SHELLS
- 396 4" SHELLS
- 230 5" SHELLS

- MULTI-SHOT FINALE CAKES

- CAKES WILL PROVIDE NEARLY 1,262 EFFECTS AT HEIGHTS FROM 130' TO 200'

BREAKDOWN

- 606 SHELLS 4" AND OVER
- 450 SHELLS IN GRAND-FINALE
- 1,316 SHELLS IN THIS PROGRAM



SKY CONCERT OF McCLEAN
COUNTY
2027-2028

SUMMARY OF SHELL INVENTORY

- 560 3" SHELLS
- 354 4" SHELLS
- 155 5" SHELLS

- MULTI-SHOT FINALE CAKES

- CAKES WILL PROVIDE NEARLY 950 EFFECTS AT HEIGHTS FROM 130' TO 200'

BREAKDOWN

- 509 SHELLS 4" AND OVER
- 323 SHELLS IN GRAND-FINALE
- 1,069 SHELLS IN THIS PROGRAM

SAFETY FIRST

SAFETY FIRST

SAFETY FIRST

SAFETY FIRST

SAFETY FIRST

SAFETY PLAN

Gateway Fireworks follows the NFPA 1123 & 1124 code as well as all other requirements established by other governmental agencies.

- **Gateway Fireworks** has a division of logistics that coordinates all of the transportation issues. We fully licensed by the Department of Transportation to ship explosives.

DEPARTMENT OF TRANSPORTATION

1. Company maintains a Hazardous Materials Registration & Permit
2. Driver will be qualified to transport explosives.
3. Driver will have appropriate CDL Explosives Endorsement.
4. Driver will maintain proper logs and paperwork.
5. Truck will be properly inspected.
6. Truck will be properly placarded.
7. All other Federal regulations will be followed.

OSHA REQUIREMENTS:

1. The appropriate protective clothing, safety glasses and hearing protection will be used.
2. There will be an appropriate number of water type fire extinguishers on site as required.
3. Steel toe safety shoes will be worn.
4. The display will be fired electronically from a safe distance to protect the technician and his spotter.

ATF

1. Explosives are delivered to the display site in a locked truck.
2. Truck will be placarded and attended while loaded with explosives.
3. All ATF/DOT regulations will be adhered to for temporary storage.

LOCAL POLICE AND FIRE DEPARTMENTS

1. A detailed site plan depicting the fall-out zone and access points will be provided so that a restricted area can be established by proper authorities.
2. Fire Department officials will be provided all appropriate documentation listing materials and emergency response information.
3. The entire set-up and loading process will be completed in time for pre-show inspection and test fire if required.



INSURANCE COVERAGES

Gateway Fireworks Displays is proud to offer to its clients the very best insurance protection available. Our carrier, Everest Indemnity Insurance Company, has an AM Best Rating of A+XV. This is the "Superior" A.M. Best rating.

Gateway's policy provides for FIVE million dollars in General Commercial Liability per occurrence. This policy provides our aggregate total separately for each and every display that we conduct. Most other policies provide a single policy year aggregate.

Most importantly our policy provides for \$5,000,000 in product liability coverage as well. Most other policies provide only \$1,000,000 product liability with their excess liability specifically excluding products and completed operations.

Gateway also provides Worker's Compensation Insurance as required by statues and U.S. Long shore and Harbor workers coverage is provided as well.

Any program sponsors can be named and included as additional insured.

A sample certificate of insurance is included for review.



CERTIFICATE OF LIABILITY INSURANCE

Packet Pg. 020 (MM/DD/YYYY)

1/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C. No. Ext): 216-658-7100 FAX (A/C. No.): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com														
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Continental Indemnity Company</td> <td>28258</td> </tr> <tr> <td>INSURER B : Third Coast Insurance Company</td> <td>10713</td> </tr> <tr> <td>INSURER C : Allianz Global Corporate & Specialty SE</td> <td>7617</td> </tr> <tr> <td>INSURER D : Everest Indemnity Insurance Company</td> <td>10851</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Continental Indemnity Company	28258	INSURER B : Third Coast Insurance Company	10713	INSURER C : Allianz Global Corporate & Specialty SE	7617	INSURER D : Everest Indemnity Insurance Company	10851	INSURER E :		INSURER F :
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INSURED Gateway Pyrotechnic Productions LLC dba Gateway Fireworks Displays P.O. Box 39327 St Louis MO 63139-8327	3826														

COVERAGES

CERTIFICATE NUMBER: 1006854625

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	PYTP0000008-00	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	PYTA0000006-00	8/1/2025	8/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	25ABEX0080	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	37-229727-01-09	1/31/2025	1/31/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liability #2			GCI0010386-251	8/1/2025	8/1/2026	Each Occurrence \$5,000,000 Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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REQUIRED LICENSES

As a convenience to our clients we have included current copies of all the required licenses' and permits that are required of any professional fireworks exhibitor. The standard required licenses include our

- Federal License (Type 51) issued by the Department of the Treasury
– Bureau of Alcohol, Tobacco and Firearms
- Hazardous Materials Certificate of Registration issued by the US
Department of Transportation
- Hazardous Material Safety Permit issued by the US Department of
Transportation
- Distributor's Permit issued by the Illinois Office of the State Fire
Marshal
- Fireworks Display Operators License issued by the Illinois Office of
the State Fire Marshal

Town Council Action Report

April 20, 2026

Resolution Approving a Professional Services Agreement with Marsh McLennan Agency for Insurance Broker Services

Prepared By: Kevin Sheahan, Director of Human Resources

Reviewed By: Pamela S. Reece, City Manager
Jenny Keigher, Assistant City Manager

Staff Recommendation: Approval

Attachments: Proposed Resolution, Marsh McLennan Agency Scope of Services Proposal

Community Impact

Providing a competitive benefits package is an important component of the Town's strategy to recruit and retain exceptional employees. By supporting employees, the Town can provide the highest return on investment to taxpayers and the community.

Budget Impact

Funds are budgeted in the group insurance fund, line item 616-1041-413.20-10, for contractual services. The proposed fee for this contract totals \$45,600 per year, to be paid \$3,800 monthly.

Strategic Alignment



Background

The Town provides group insurance benefits for employees, dependents and retirees through a self-funded program. In 1980 the Town implemented its self-funded program, and for many years, the Town utilized Gallagher Benefit Services as its insurance broker. In early 2010 Town staff determined it was in the best interest of the group insurance plan to conduct a review and selection process for insurance broker services. As a result, Council accepted a two-year proposal from The Horton Group in June 2010. Since that time, The Horton Group has been the broker of record for Town group insurance benefits. Horton was acquired in August 2024 and is now a subsidiary of Marsh McLennan Agency (MMA). The current 2021 contract will expire on July 1, 2026.

In anticipation of the expiration of the 2021 MMA contract, staff issued an RFP on February 19, 2026, for insurance broker services. Interested brokers were instructed to submit proposals no later than 3 p.m. Monday, March 23, 2026. The RFP was published in the Normalite newspaper and the Town of Normal website.

The RFP stated that the Town was seeking broker services for the following lines of coverage:

- Medical and Rx
- Dental
- Life & AD&D
- Voluntary Life
- COBRA Administration
- Post-65 Retiree Medicare Carve-Out Program
- Future Voluntary Programs

The Town requested proposals addressing each of the following points: analysis and reporting; liaison and problem intervention; compliance; and renewal process and evaluation. The RFP also directed proposers to address other services including wellness support, communications, and trend research.

The Town ultimately received two proposals in response to the RFP. The Employee Insurance Committee, a cross-functional team of Town employees, reviewed the proposals and conducted interviews with the two participating firms.

Discussion

The two respondent firms were 360 Benefits Group (Le Roy, Illinois) and Marsh McLennan Agency (Orland Park, Illinois). Following the interview process, the committee determined the top broker candidate as MMA.

Over the past several years, MMA (previously The Horton Group) has been instrumental in coordinating various plan changes that have enhanced our insurance offerings and provided long-term, strategic direction to the benefit plan. Staff have continued to be impressed with the level of service and responsiveness by Beth Ishmael, one of the primary consultants for the Town. The healthcare landscape has changed drastically since the partnership with this firm began, and Ms. Ishmael, now working under MMA, continues to provide expert consultation and assistance in meeting evolving compliance requirements.

Staff's unanimous recommendation is that MMA be retained for broker services for the employee group insurance benefit program.

MMA has proposed the following fee schedule:

Year	Period	Service Fee
1	July 1, 2026 – June 30, 2027	\$45,600 (\$3,800 per month)
2	July 1, 2027 – June 30, 2028	\$45,600 (\$3,800 per month)
3	July 1, 2028 – June 30, 2029	\$45,600 (\$3,800 per month)

This reflects a flat monthly fee with standard commissions on potential voluntary benefit programs, to extend for a three-year period. MMA's proposed fee is \$3,800 per month, or \$45,600 annually. The terms of the proposal include options for two additional one-year renewals at the same rate, unless either the Town or MMA provides notice not to renew.

The proposed rate of \$3,800 per month (\$45,600 annually) reflects an increase of about 15% from the current contract fee amount of \$3,300 per month (\$39,600 annually). However, it should be noted that this is a 15% increase from the rate entered into with The Horton Group back in early 2021. This rate increase is roughly on par with the rate of inflation, despite increased complexities in the insurance market and legal compliance.

Staff recommend MMA for an additional 36-month agreement due to their broad scope of services and their high level of customer service. MMA will partner with HR to administer benefits, manage claims, ensure compliance, support benefit enrollment, and maintain vendor and program performance. They also help lead the Town's wellness strategy, which is an important factor in controlling costs and maintaining a stable health fund.

Although MMA is not headquartered in Bloomington-Normal, they do have active partnerships with Illinois insurance carriers and public sector clients across the state. Of the two proposal responses, the proposed annual fees submitted by MMA were significantly less than the alternative submission. Moreover, staff recommend MMA for the depth and breadth of their services comparable to the other proposer. MMA has a dedicated worksite wellness team, a marketing team, and underwriters on staff to provide reports and analyses that are not available locally to the same extent.

Staff recommend approval of the resolution approving a professional services agreement with MMA for insurance brokerage services.

Keywords: Insurance, broker, benefits, benefit program

RESOLUTION NO. _____

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH MARSH MCLENNAN AGENCY FOR INSURANCE BROKERAGE SERVICES

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Town provides certain group health, dental, vision, and life benefits to its employees.

WHEREAS, The Town issued a request for proposals for insurance broker services and the proposals were reviewed by the Employee Insurance Committee (“**Committee**”) and the Committee recommended that Marsh McLennan Agency be chosen.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to award a contract to Marsh McLennan Agency for employee group insurance brokerage services.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The President is authorized to execute a contract with Marsh McLennan Agency for employee group insurance brokerage services. The contract must be in conformance with the vendor’s proposal.

SECTION 2. The Clerk is authorized and directed to attest to the President’s signature on the contract and retain a fully executed copy for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

4.8.5 Services

Include all of the following:

(a) A complete description of the services to be provided. Include both services outlined in this RFP as well as any additional recommended services, including a description of any and all unique brokerage or consulting services that the firm will offer to the Town. Please specify if these services are to be provided by the firm's staff or through an affiliate of the firm.

Employee Health & Benefits Scope of Services

Strategic Planning and Stewardship

- Identify goals, challenges, and strategies relevant to business operations
- Develop strategies to meet established objectives
- Marketplace overview
- Discuss satisfaction with current vendors and carriers
- Explore alternative funding methodologies
- Evaluate/review current employee benefits package
- Review employee/employer cost sharing arrangement
- Review total plan costs
- Benchmarking

Vendor and Carrier Marketing

- Determine vendors and carriers selection criteria
- Analyze marketplace, vendors and carrier options as requested
- Prepare and distribute request-for-proposal (RFP)
- Support vendors and carriers through bidding/proposal process
- Evaluate vendors and carriers proposals
- Compile due diligence of finalists
- Negotiate financial and contractual terms and funding arrangements
- Compare with incumbent vendors and carriers and identify finalists
- Facilitate decision-making process
- Provide summaries and recommendations based on the proposals

- Communicate decisions to all vendors and carriers

Vendor and Carrier Implementation Management

- Create timeline of expectations
- Facilitate implementation meetings
- Communicate coverage termination to incumbent, if applicable
- Assist in the completion and delivery of placement paperwork
- Coordinate the ordering and delivery of employee communication & enrollment materials from the carrier
- Review vendor and carrier contracts prior to client approval

Renewal Analysis

- Establish renewal timeline and goals
- Analyze and validate vendors and carriers renewal terms
- Negotiate renewals with respective vendors and carriers
- Coordinate all related plan design and financial requests to vendors and carriers
- Provide renewal alternatives with employee and strategy cost impact
- Create employee contribution modeling reports
- Communicate decisions to all vendors and carriers
- Present to senior management or board of directors as requested

Training, Development, and Education

- Develop employee benefit communication materials, printing not included unless specifically included as part of consulting fee
- Open enrollment meeting presentations
- Education meetings on various benefits-related topics

Compliance Support

- Assist with daily questions and plan administration
- Provide periodic briefings and whitepapers
- Review plan documents and summary plan descriptions prior to client approval
- Evaluate plan design to assist with compliance with state and federal regulations
- Conduct periodic public seminars and webinars on regulatory issues
- Provide guidance on ACA, ERISA, COBRA, HIPAA, and other applicable laws
- Provide access to Mineral (formerly ThinkHR), a comprehensive solution to mitigate HR and compliance risk

Day-to-day Administration and Management

- Assist with claim issue resolution
- Assist with contract and policy review
- Support conversations with vendors regarding provider network issues
- Assist with billing, enrollment, and eligibility issues
- Assist in daily administration of benefit policy changes, service issues and/or questions

Data & Analytics Dedicated data & analytics team

- Independent renewal analysis
- Strategic forecast modeling
- Contribution and migration modeling
- Self-funded feasibility analysis (fully insured only)
- Self-funded plan reporting including claims and funding projections (self-funded only)
- Independent decrement modeling (plan design alternates)
- Self-funded financial projections
- Self-funded premium equivalency rate development
- Stop loss benchmarking
- Stop loss analysis (self-funded only)
- Network pricing comparisons
- Demographic analysis
- PCORI calculations
- IBNR reserve calculation (self-funded only)
- COBRA rate calculation – including HRA
- Alternative funding analysis (captive, level funding, minimum premium, etc.)
- Self-funded timeline and implementation assistance
- Employee plan selection tool calibrated to employer benefits and contributions

Specialized Services

A great insurance program is just the beginning. We differentiate by inspiring clients to maximize the value of their benefits program through a suite of specialized employee health and benefits services:

- **Financial Analytics** – Analytics & Data Insights, our value-added service inclusive of a dedicated team of financial analysts, provides reporting and benchmarking data (national, regional and industry-specific) to negotiate benefit cost rates, analyze trends, predict future costs, and turn insights into actionable strategies. See Appendix II for sample reporting packages.
- **Compliance Support** – We are armed with a variety of compliance support options including certificate review and delivery, COBRA support, ACA compliance, Form 5500 reporting, compliance audits, and legislation updates through client communications and webinars.

- **Communication & Education** – Whether through our EnrollSMART solution that provides 1:1 enrollment consultations, custom benefit summaries, employee satisfaction surveys or multi-channel employee campaigns, we communicate information tailored to your organization’s benefits plan to increase employee engagement and help your employees and their families make the best benefit choices. See Appendix III for sample communication exhibits.
- **Wellness** – Our dedicated team of subject matter experts, including registered dietitians and certified worksite wellness program managers, designs and implements custom wellness programs encompassing all aspects of employee well-being to directly impact business and financial goals.
- **Technology Consulting & Implementation** – MMA provides in-house consulting capabilities to help you find the right HR technology solutions at the right price. Through an independent approach, our HR Technology team will identify, recommend, implement and manage technology programs to create value, efficiencies and a measurable ROI for you and your organization.
- **HR Consulting** – Through programs like the Risk Management Center (RMC), PHR/SPHR certified HR professionals serve as an extension of your HR department to help implement quality practices that minimize your liability exposure.
- **Retirement Advisory** – MMA's retirement services team provides independent guidance, fiduciary governance, plan design, fee management and employee financial wellness. Our financial wellness program increases the chances participants will save money in retirement and helps reduce the potential for fiduciary liability by empowering participants to make informed decisions.
- **Claims Advocacy** - MMA’s claims professionals assist your senior operations team and employees with escalated claim issues and help mitigate losses for your organization. Advanced claims advocacy, available for an additional fee, provides employees with direct access to our claims team through a dedicated phone number and reduces the need for your HR team to commit resources to employee benefits issues.
- **Global Capabilities** – MMA Global Benefits Management provides unmatched access to the largest global network while maintaining overall management of your employee benefits strategy through your local team.
- **Stop Loss Solutions** - From evaluating the best place for your program in the market, to actively managing large claimants with clinical expertise, to stop loss contract review and captive solutions, our Stop Loss Center of Excellence will help maximize your plan performance based on your risk tolerance.
- **Rx Solutions** – Using advanced analytics and pharmacy intelligence, MMA Rx Solutions helps employers evaluate, optimize, and protect their pharmacy contracts to drive member engagement and maximize savings.
- **M&A Support** – Our experienced team focuses on pre-acquisition due diligence, transaction risk solutions, and post-acquisition optimization to provide substantive advice to organizations involved in a merger or acquisition, divestiture, distressed situation, or other corporate restructuring.

(b) A description of the group medical, dental, vision, and life premium volume handled by the firm and by the specific office to which the Town's account would be assigned.

With an estimated premium of \$1.3 billion, we leverage significant scale and broad carrier access to secure highly competitive terms and tailored solutions for our clients. This extensive portfolio provides us with strong negotiating power to optimize coverage and pricing.

As part of the largest global broker, we make up the vast volume of premium with each of the carriers in the major markets. Our position in the marketplace allows us to enjoy preferred financial arrangements with insurance vendors and third party administrators across the United States. We actively cultivate long-standing relationships with major carriers and those relationships allow us to negotiate aggressively. We develop these relationships from the top of the organizations through the underwriters and down to the service level to ensure our client's needs are met and they get exactly what they are paying for.

In addition to earning the highest partnership levels available with the major carriers, MMA actively participates on each of the advisory boards for the carriers. Our activity allows us to be in front of the leadership teams giving us the necessary leverage for our clients when we need to achieve success during difficult negotiations on their behalf. Our access also allows us to receive first in line review of new products and initiatives so that Town of Normal can always be presented with the newest options in the market.

In order to optimize carrier/client relationships, we believe it is very important to engage the client in provider decision-making. We summarize options and coordinate demos with the client to mutually determine which vendor/provider is best for their culture, staff, industry, and technology needs. The goal is to collaborate to identify the best providers.

Our relationship with carriers/vendors gives us the ability to manage service concerns and handle "outside of the box" issues in an efficient and effective manner. We would lead all carrier interview and service related meetings.

(c) A list of the principal insurance markets used by the firm in the order of premium volume placed with each market. This listing should be categorized by the line of coverage: medical, dental, and life.

MMA is a leading insurance broker that is well-known for providing personalized benefit solutions to its clients. One of the ways that MMA achieves this is through its practice groups, which are made up of industry specialists who have extensive knowledge and experience in specific sectors of the economy.

MMA's practice groups are dedicated to working with clients in specific industries, and they are staffed with experts who have a deep understanding of the unique challenges that businesses in these industries face. By working with a practice group, clients are able to receive tailored insurance solutions that are designed to meet their specific needs.

In order to optimize carrier/client relationships, we believe it is very important to engage the client in provider decision-making. We summarize options and coordinate demos with the client to mutually determine which vendor/provider is best for their culture, staff, industry, and technology needs. The goal is to collaborate to identify the best providers.

MMA has a strong relationship at all levels with local, regional and national carriers. We develop these relationships with carriers from the top down--from executives to the service level staff, we build these relationships to ensure our clients' needs are met and they get exactly what they are paying for. Our relationship with carriers/vendors gives us the ability to manage service concerns and handle "outside of the box" issues in an efficient and effective manner. We would lead all carrier interview and service-related meetings.

Top insurance markets

Medical	Dental	Life
Blue Cross Blue Shield of Illinois	Blue Cross Blue Shield of Illinois	Mutual of Omaha Insurance Company
United Healthcare Insurance Company	Guardian Life Insurance Company of America	Guardian Life Insurance Company of America
CIGNA	Delta Dental Insurance Company	New York Life Insurance Company

(d) A description of technical or professional support available at no extra cost through the firm, such as legal counsel, communications, technology support, or others.

Employee communications capabilities

MMA's creative team will assist Town of Normal with your overall communications strategy. Materials are created to educate employees on how to maximize their benefits program and be conscientious consumers of their healthcare.

MMA will work with you to identify what approach is ideal for your employee population(s) and help design a wide range of customized educational materials (digital and/or hard-copy versions) that align with your organization's culture.

Resources available to you

Benefits communication options

We will assist with facilitating a myriad of communication pieces and platforms, including but not limited to:

- Benefit Information Guides, including all required employer issued annual notices
- Available in flipbook format, which can be accessed by employees from almost any computer or phone.
- Benefits At a Glance – frequently used during the recruitment process
- Recorded open enrollment presentations
- Brainshark presentations
- Open enrollment announcement e-card



Telehealth communications

The emergence of telehealth has granted employees access to more convenient healthcare while minimizing costs. It has become a key component to a well-rounded benefit package and provides employees enhanced medical support from wherever they are through the use of smartphones, computers, and tablets. Telehealth makes a difference for both you and your employees through:

- Reduced out-of-pocket costs
- Reduced urgent care and emergency room utilization
- Fewer in-office visits and reduced employee absenteeism
- A healthier workforce and increased productivity

Effective, year-round communication of this benefit is critical to drive awareness and increase engagement. That’s why MMA offers a Telehealth Toolkit, designed to make communication through multiple channels to your employees, simple and engaging. These communications educate your employees on their telehealth provider and deliver all of the important details to make access to a telehealth provider as easy as possible.

Wellness communications

Throughout the past decade, wellness programs have achieved significant traction in the workplace as hundreds of peer-reviewed studies have shown that well-designed targeted health interventions can improve health and productivity and reduce short- and long-term health care costs. We believe it is imperative for employers to implement comprehensive, accountable, and incentive-based wellness and health management programs. Improving health and reducing demand for health care is the only sustainable solution to long-term cost management.

MMA provides several no-cost wellness communications to clients, including our online Wellness Resource Library, a robust resource to help you with strategy, programming, carrier information, and best practice resources to guide you along your journey. Additionally, MMA provides a monthly Wellness Newsletter. These offerings are readily available at no cost to Town of Normal.

Supporting your open enrollment

MMA will guide your overall communications strategy, creating a customized plan to engage your employees year-round. We will work with you to identify the ideal approach for your employee population and, with our in-house creative team, help design a wide range of customized educational materials that align with your organization’s culture.



During your open enrollment period, we assist with all necessary vendor coordination and open enrollment oversight. We provide a basic review and factual updating of enrollment materials such as benefit guides and supplemental communication pieces. We also assist in the review of SPDs and contracts to ensure consistency with plan provisions once final plan decisions have been made.

Supporting a virtual open enrollment

For many employers there is little bandwidth to support an active enrollment but the need to do so may be greater than ever. While some employees to may choose to participate in in-person enrollment meetings with social distancing measures in place, but it’s more likely that businesses will take measures to implement a virtual open enrollment process. We can support outreach during open enrollment to your remote workforce with the following solutions:

Traditional method	Our virtual approach
Printed postcard to announce OE	<input type="checkbox"/> Send virtual eCard <input type="checkbox"/> Content for social media, intranets, & apps <input type="checkbox"/> Email signature reminder on open enrollment (link, dates, etc.) <input type="checkbox"/> Push text message notifications
Printed benefit guide	<input type="checkbox"/> Utilize a digital publishing tool (example FlipBook) <input type="checkbox"/> Build and offer a mobile benefits app with benefit guide <input type="checkbox"/> Distribute a narrated presentation video with benefit guide <input type="checkbox"/> Benefit microsites
In-person OE meeting	<input type="checkbox"/> Conduct a Zoom meeting with polling <input type="checkbox"/> Distribute a narrated presentation video (example Brainshark) <input type="checkbox"/> Hold Q&A sessions
On-site enrollers and vendors for benefits education and support	<input type="checkbox"/> Implement decision support vendor (example Jellyvision) <input type="checkbox"/> Host virtual benefits fair <input type="checkbox"/> Utilize remote enrollment firm and carrier provided enrollment platforms

Communication and Education Tools

MMA offers a variety of education opportunities, including monthly courses that count towards continuing education credits.

MMA educational platform

As the employee benefits and healthcare landscape continues to evolve at a rapid pace, employers must rely on reputable organizations to keep them informed and protected. With MMA’s educational platform, we connect you to the knowledge and insights that allow you to perform your job better and keep your benefit programs successfully moving forward. This series addresses a broad spectrum of relevant and updated issues we’re seeing across the market from an HR perspective, on topics that impact your business.

Monthly compliance webinars

We offer a monthly compliance webinar series through our national compliance services and MMA University model. The Employee Benefits Compliance Webinar series module is designed to educate, inform, and provide guidance on the topics that matter to you. In addition, our leadership team provides a short series of webinars throughout the year to help you take a deeper look at industry trends.

Benefits communication options

We will assist with facilitating a myriad of communication pieces including but not limited to:

- Health Savings Accounts: HSAs and FSAs
- Consumerism: Where to Go for Care
- Mental Health: Managing Work-Life Balance
- Wellness: Benefits of Learning CPR
- Financial Wellness: Emergency Savings

Additional events and seminars

MMA's thought leaders and subject matter experts hold a variety of events and seminars on the latest industry trends, changes, and best practices. Each session is led by experts on MMA's team.

Participants

Custom Education Video Library with Brainshark®

Through Brainshark we can create on demand multi-media presentations with ease. This web-based application enables us to turn PowerPoint slides and other business materials into powerful, voice-enriched Flash presentations. Brainshark can be used to share knowledge, deliver eLearning courses, and generate interest in your offerings. An example of an educational video through Brainshark can be found here: [Brainshark FSA Educational Video](#).

Custom Benefit and/or Enrollment Guides

Provides relevant contact information, description of services available based upon chosen coverage, any additional services offered by the carrier or provided by the carrier through company's request, and Q&A containing common enrollment questions. MMA uses Flipbooks to create interactive web-based employee benefit and enrollment guides. An example of an enrollment guide made with Flipbook can be found here: [Flipbook Enrollment Guide](#).

iNGAGED Mobile Application

MMA offers a mobile application which is custom-built for your company providing you a method to communicate benefit information to employees working in any location.

Communication has never been more vital. Employees need to stay informed whether they are working in the office or remotely.

Our proprietary platform is built to address your specific challenges and deliver meaningful employee experiences. Whether it's Employee Benefits, Training, Safety, Workers' Comp, or anything else, our platform delivers any and every experience the employer wants to create. iNGAGED is one app, for all employees to access the information they need, when they need, 24 hours a day, seven days a week.

This full-featured app can save your HR team time and also further shift resources to mobile delivery from traditional paper-based communications.

The highly customizable platform builds the app to your specifications with your company branding. The app is available for IOS, Android, and desktop.

The App Features:

- A custom home page with important announcements and timely information.
- Targeted push notifications for important messaging.
- Scrolling content personalized to every employee and spouse.
- Company updates, safety information, employee benefits, and time & pay, all in one place.

Town of Normal

- Integration of all your vendor sites inside the app.
- An administration hub with a suite of self-service tools such as content management.
- Valuable analytics.

The app is designed to allow single sign on access to all of an employer’s vendors, from time tracking to payroll, to retirement planning and benefits so your employees can stay connected to their benefits information year-round.

iNGAGED allows you to send push notifications to your employees reminding them of next steps, critical dates, and other employee engagement opportunities.



- Custom branded app and web portal
- Access all resources in one place
- Custom content and push notifications
- Turn-key digital consulting
- Strategic Planning, Underwriting, and Actuarial Services

The highly customizable platform builds the app to your specifications with your company branding. The app is available for IOS, Android, and desktop.

[Click here](#) to view a video to learn more about the iNGAGED App. An additional PEPM cost applies.

Jellyvision

Jellyvision is a web-based decision-making tool powered by behavioral science and proprietary technology. This tool helps employees pick which health plan is best for them by giving personalized explanations that are easy to understand. Jellyvision not only allows employees to understand what benefits they are getting but enables them to make smarter decisions for their own healthcare needs. With educational videos and decision-making, employees can select health plans, retirement, and tax-savings accounts, while employers save money on premiums, payroll taxes and more. There is an additional fee to incorporate Jellyvision.

Compliance Center of Excellence

COMPLIANCE CENTER OF EXCELLENCE

MMA strongly believes that providing comprehensive compliance services is critical to a complete consulting relationship. Ongoing and reliable guidance and resources continues to be an important criteria employers look for in their broker partners. With MMA and our

Compliance Center of Excellence, Town of Normal will have access to an experienced team of

professionals, a broad resource library, and ongoing education tools, and best in class service to support you in your employment law and compliance needs.

MMA's compliance team consists of more than twenty subject matter experts led by our national Health & Welfare Compliance Services (H&WCS) team of nine attorneys, who assist our clients' compliance efforts with federal, state, and local law, regulatory requirements, and other guidance. There is a no additional cost for guidance from our Compliance COE. Additional cost can be incurred for projected based work.

Core Compliance Services

- Full ACA Compliance Solutions
- Detailed Compliance Calendar
- HIPAA Compliance Program
- SPD and Plan Document Review
- General Compliance Notices
- PCORI Fee Filing Assistance
- ERISA/Benefit Compliance
- Section 125
- Monthly Webinars
- Seminars



Guidance, Resources, Education Tools

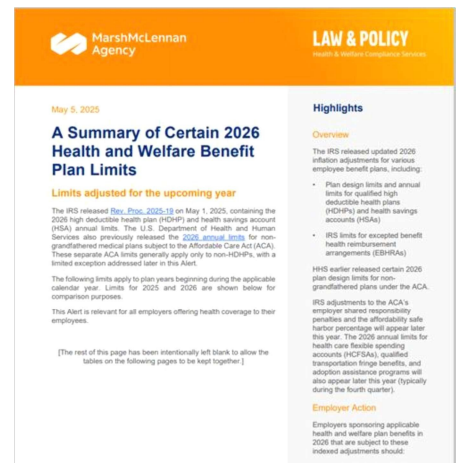
Employers have confided in us that compliance is one of their greatest challenges when it comes to managing their employee health and benefits package. MMA provides the insight our clients need to manage legislative information and compliance requirements.

The complex and changing compliance landscape requires interpretation and guidance from a qualified and dedicated partner. Our world-class Compliance Center of Excellence (COE) provides consistent communications, legislative insight, and support for our clients.

We engage our clients in three ways:

1. Communicate

- **Communicate** through easy-to-understand materials providing concise explanations, insight and updates, and next steps for employers.
- Legislative and compliance alerts
- Articles on current events, relevant topics, and best practices
- Action steps clients should consider



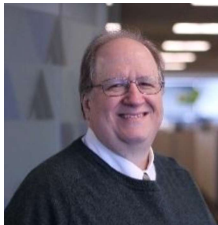
2. Educate

- **Educate** through webinars and seminars providing a deep dive into a variety of employee health and benefits compliance topics with the opportunity to ask questions
- [Webinars](#) (click for a listing of upcoming events)
- Seminars

3. Support

- **Support** through timely and practical answers to compliance issues facing clients and their service teams
- Personalized guidance
- Annual Compliance [Calendar](#) & [Checklist](#) (click to view samples)
- Access to legal expertise (like ERISA attorneys) when needed
- Personal attention to client questions
- Standardized evaluation tools

MMA has a robust compliance department staffed with licensed attorneys employed by MMA who provide compliance guidance to our clients. Going so far as to provide guidance rather than general information is one of the many ways the MMA compliance solution stands apart from the industry.



Mark Lam
Senior Vice President, Compliance

Mark Lam is Senior Vice President of Compliance at Marsh McLennan Agency (MMA). He specializes in creating personalized client relationships through consistent communication regarding legislative and regulatory issues. He is responsible for a wide variety of activities, including supporting internal staff and clients with their compliance-related questions and working with MMA staff on internal compliance projects. Mark delivers seminars and webinars on topics that span the complex web of employee benefit regulations, such as Healthcare Reform, ERISA, HIPAA, IRS, DOL, EEOC, and other federal and state employee benefit regulations. Mark received his Bachelors degree from Colorado State University in Construction Management.

HR Technology Consulting



MMA has a dedicated team for HR technology consulting, called TechConnect, to support our clients with vendor evaluation, optimization, recommendations, research, and service escalations on HR, benefit administration, and payroll solutions. MMA TechConnect is HR technology vendor agnostic—therefore, we do not employ or require our clients to use certain platforms or tools but rather provide knowledgeable guidance on choosing the best platform and tools for your organization’s specific needs. MMA has varying degrees of relationships

with every commercial HCM vendor, which gives our team resources within those vendors to answer questions, share feedback with leadership, obtain preferred pricing, and escalate client issues.

Our TechConnect team supports clients as they develop their technology platform strategy and then execute the strategy. The Technology Consultant serves as a highly collaborative and strategic partner, armed with a proven methodology for identifying your organization's needs and evaluating vendors in the market.

The service includes a comprehensive needs analysis to identify a client's wish list for a new solution, and development of the timeline and scope of a project. After completion of the needs analysis, the Technology Consultant can recommend best fit vendors, demonstration support materials and scorecard, and introduce the client to the recommended vendors. After reviewing the recommended solutions, the Technology Consultant collects and evaluates the vendor proposals, provides functionality and financial comparison feedback, and assists the clients with vendor finalist and wrap up support.

For a fee, the Technology Consultant can also provide an implementation oversight service which will help coordinate the implementation deliverables and keep the project on the timeline. This support includes implementation call attendance, support with testing and guidance on benefit plan set up and change and communication management support. There are vendors that require certified implementation partners, and clients that require support with system set up and data configuration, so our team can recommend a third party resource in those situations.

(e) A sample work plan for insurance renewal and negotiations.

We institute a step-by-step process to make sure we are understanding your goals, analyzing the effectiveness of your programs, and offering creative solutions to problems.

Our Process

MMA's experience provides us with a strategic advantage in developing an effective renewal and marketing process. Our experience and expertise have demonstrated that the annual plan marketing and renewal due diligence process typically spans five to six months. We will provide you with a regimented timeline of deliverables. MMA suggests the following annual approach to ensure ultimate success of the benefits program for your organization and your employees. The process below will detail administration, dispute resolution, and effectiveness of program design.

Strategic Planning

[We will meet with the appropriate management at Town of Normal to better understand financial and benefit goals, objectives, and employee needs.](#)

The Strategic Planning meeting will include:

- Review of the overall legal structure, control, and ownership of the organization

- Identification of the overall goals and objectives of the organization, human resources, and employee viewpoints Assessment of current administrative practices as they relate to Health & Welfare benefits administration (current process for enrollment, billing, reconciliation, etc.) as well as any investments in online enrollment software currently in place
- Identification of the role and purpose of benefit programs in Town of Normal's overall compensation (Total Rewards) package from various perspectives
- Discussion of what to expect regarding carrier and industry trends and market forecast
- Evaluation and benchmarking to ensure Town of Normal remains competitive in the industry, region, and according to national benchmarks, and maintains consistency and competitiveness of plans
- Project management and stewardship reports to detail specific carrier/vendor disputes or issues, remedies, and outcomes
- Advisory on the latest strategies impacting healthcare costs and putting the purchasing and decision power in the hands of the employees (Wellness Initiatives, Consumerism, High Deductible Health Plans with HRAs or HSAs, and value-based benefit designs to encourage the right clinical outcomes, etc.)

Program Design Analysis

Ongoing analysis of plan design and features allows Town of Normal to make adjustments that reflect changes in overall objectives.

Such analysis includes:

- Identification of social trends affecting the programs
- Employee demographics and generational impact to your organization
- More detailed evaluation of current administrative processes and procedures regarding benefits administration and compliance in order to recommend strategies to gain efficiencies
- Knowledge and in-depth objective consulting regarding price competitiveness and effectiveness of all insurance company products and services, networks, including other healthcare provider capabilities, such as PPOs and third-party administrators
- Review of cost implications to both employer and employee when specific benefits are modified
- Provide consulting, communication, and outsourcing options for IRC Section 125 plans, COBRA administration, and online enrollment vendor
- Provide legislative compliance review
- Identify any gaps in benefits or care

Renewal Review

We do not believe that one funding method is correct for all clients. We educate our clients on the advantages and disadvantages of each funding method and work together to develop the best approach.

MMA will assist you in the careful analysis of the following:

- **Renewals**—We begin the renewal process five to six months prior to renewal date, as time is leverage in the negotiating process. We evaluate proposed renewals as provided by insurance companies. After analyzing current experience, current retention costs, and the competitive marketplace, we make a case for rate relief from the insurance carriers. We prepare cost projections based upon expected trends in health care expenses, inflation, and other pertinent data to ensure we drive the renewal, and not the carriers.
- **Plan Costs**—We analyze current plan costs of all benefits compared to prior years' costs, by participant and by line of coverage.
- **Ongoing Cost Projections**—We adjust renewal rates for budgetary purposes and work with your benefits and finance departments to ensure programs are on target to meet budget projections and if not, what the key drivers are.

Marketing & Negotiation

MMA's marketing philosophy is simple—to maximize value for our clients by aligning our marketing strategy with your business objectives and values.

When marketing is conducted, MMA will:

- Prepare detailed specifications for your current and optional plan designs and strategies
- Submit RFP to the insurance markets/vendors that meet our accepted financial, service, and competitive pricing guidelines
- Review each proposal and use our influence in the marketplace for leverage
- Prepare an evaluation of the proposals to simplify the comparative differences
- Use our expertise to discuss recommended programs
- Negotiate performance and/or financial guarantees with carriers, vendors, etc. for accountability
- Review carrier extended capabilities and customer service to ensure it will align with your needs

Leverage in the Market Place

If you were to examine our block of business, our clients are very diverse in regards to the available carriers in the marketplace. Even with this being said, we are recognized by many carriers as an elite and preferred partner. Below are some examples of our medical carrier relationships to assist in negotiation of best price for our clients:

- **Blue Cross® and Blue Shield® of IL (Diamond Broker Partner)**

MMA is a Diamond Broker with BCBS of Illinois. The Diamond level is the highest broker status attainable in the BCBS program. MMA also serves on the BCBS of IL Advisory Council.

- **UnitedHealthcare® (Platinum Member)**

MMA is a platinum member of the United Advantage Program. The Platinum level is the highest broker status attainable in the UHC program. Only 11 brokerage firms have achieved this status.

Town of Normal

- **Aetna® (Preferred Agent)**

MMA is a Preferred Agency for Aetna.

- **Humana® (Leaders Club Broker)**

MMA is a member of the Humana Leaders Club program. MMA is one of only 11 brokers in this elite program.

- **CIGNA® (Platinum Broker Partner)**

MMA is a Platinum Broker with CIGNA. MMA is part of a small elite group of brokers who retain this status.

Final Decisions

Once the renewal and marketing information is received, we will present the results to Town of Normal for review and consideration.

Our presentation to Town of Normal will include a side-by-side comparison of all key features and cost implications with each option. We will discuss the advantages and disadvantages of each. We will provide copies of the original quotes upon request.

Once we have presented the information and provided follow up to any items discussed during our presentation, we will await your final decision.

Ongoing Support

We are here to provide hands-on help during open enrollment and throughout the year to assist in delivering the employee benefit program value statement to your employees.

Once decisions are finalized, MMA will assist you with your overall communication needs for open enrollment, in addition to providing employee education and collateral throughout the year. We are here to provide hands-on help in English and Spanish (additional languages available) when you need it most to assist in delivering the employee benefit program value statement to your employees.

Some examples of post-enrollment activities include:

- We review carrier invoices and documents to ensure first bill of the new plan year is accurate, according to rates sold. This ensures we monitor potential issues proactively by reviewing the first available invoice. We also review each carrier/vendor plan documents to be distributed to employees (EOCs, Plan Summaries, etc.) to ensure compliance to rates, plan and eligibility.
- We conduct a review of the plan year-end experience.
- We regularly monitor experience and report results.

Building a long-term strategy

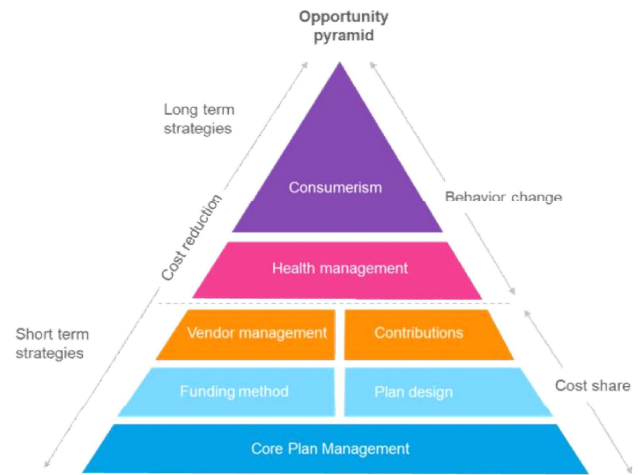
From a broad perspective your broker should be helping you control your health care cost by strategically building a three-to five-year benefit strategy.

Establishing this three-to five-year roadmap is a core part of our consulting services but we don't stop there.

During the renewal process we look at the bottom half of the below triangle—negotiating your renewal, marketing you plan, changing you contribution strategy, etc. Most brokers stop here—but not MMA. While these are important and necessary factors, they are also only short-term fixes. If this is all you do, you will wrestle with high renewals while being at the mercy of the carrier forever.

To build a truly successful benefit strategy, we need to shift our focus to the top of this triangle, focusing on consumerism and the well-being of your employees.

Claims Drive Premium—with higher claims the higher your renewal will be. **How do we combat that**—we truly educate employees on how to be better consumers of their health care dollars. **Education is key.** Employees need to know how to properly use their plan, how to shop for care, how to shop for prescription drugs, etc.



Wellness Strategy

We also focus on promoting well-being and developing a well-being strategy to stay in front of employees and encourage healthy habits, physical wellness, mental health, and even financial wellness. Our focus is on whole person health, and we have health management consultants on staff to help us create these custom strategies.

Our wellness team will work one-on-one with you to develop a program tailored to your organization. First, we take the time to sit down and get to know your organization through a series of questions. The answers to these questions will determine the strategy for your wellness program both now and in the future. We'll then put together recommendations, which may include a mix of the following:

- Biometric Screening Vendor Analysis/Facilitation
- Mental & Behavioral Health Awareness
- Holistic Well-being Challenges
- Wellness Financial Analytics
- Tobacco Free Programs
- Incentive Consultation



Wellness consulting services

Core wellness services

- Monthly wellness communications (article, poster, digital display)
- Wellness quarterly communication campaigns
- Biometric screening and/or preventive care campaign coordination and implementation
- Wellness incentive consulting
- Aggregate report review and recommendations
- Flu shot clinic coordination and implementation
- Custom wellness needs and interest survey

Additional strategic wellness services

- Customized annual wellness plan
- Wellness program branding
- Payers program development
- Wellness challenges (i.e. walking/fitness)
- Risk-specific campaigns
- Custom risk specific campaigns
- Tobacco free program consultation
- Wellness portal/technology
- Wellness fair coordination
- Financial wellness analytics (including medical/ Rx claims integration if available)
- Wellness committee development and support
- Ergonomic assessments
- Educational seminars and webinars
- Ongoing strategy calls and support
- Nutrition coaching and other services
- Virtual cooking demonstrations
- Mental health first aid
- Custom wellness microsite
- And more

A business of Marsh McLennan



Learn more

To learn how your organization can improve employee well-being, reach out to one of our wellness experts.

MarshMMA.com

Marsh McLennan is an Equal Opportunity Employer. Minorities and women are encouraged to apply. © 2022 Marsh & McLennan Agency Inc. All rights reserved. MarshMcLennan.com

Once we've agreed on the elements of your wellness program, we prepare your wellness strategy timeline which serves as our roadmap for plan execution.

Program execution

We believe so strongly in the power of wellness, the following services are available at no cost when you work with MMA Employee Benefits consultants:

- Monthly Wellness Communications
(article, poster, digital display) [Wellness EB Toolkit Hub](#)
- Introduction to Carrier Tools
- Biometric Screening and/or Preventive Care Campaign Coordination
- Wellness Incentive Consulting
- Aggregate Report Review & Recommendations
- Flu Shot Clinic Coordination & Implementation
- Wellness Needs & Interest Survey
- Standard Wellness Communications Calendar

In addition, the following a la carte wellness services are available for an additional cost to take your program to the next level:

- | | |
|---|---|
| • Customized Annual Wellness Plan | • Wellness Portal/Technology |
| • Wellness Program Branding | • Wellness Fairs (on-site or virtual) |
| • Points Program Development | • Financial Wellness Analytics (including medical/Rx claims integration if available) |
| • Wellness Challenges (i.e. Walking/Fitness) | • Wellness Committee Development & Support |
| • Risk-Specific Campaigns | • Ergonomic Assessments |
| • Tobacco-Free Programs | • First Aid/CPR Training |
| • On-site Programming (cooking demos, classes, etc.) | • Educational Seminars |
| • Health Coaching | |
| • Ongoing Strategy Calls | |
| • Essential Function Testing & Pre-Employment Physicals | |

We understand that it can be complicated to have onsite events and have all employees participate. Varying hours, shifts and day to day issues requiring public safety employees attention does not always allow for their attendance. MMA developed a Virtual Wellness Fair allowing all employees the ability to access when their schedule allows. [Sample Virtual Fair Website](#)



Low/No-Cost Wellness Tools

A wellness initiative can take many shapes and sizes depending on the commitment, investment and various other factors. For low-cost wellness programs, we've created several wellness communication campaigns available to our clients to raise awareness and educate employees on general health and wellness topics, such as monthly newsletters and poster campaigns. Additionally, we focus on utilizing and promoting the wellness services/products already available to the client and employees through their medical carrier. Although almost every major medical carrier offers wellness tools and resources included in the medical plan, we've found that few members actually know about or utilize these products. We've also partnered with several third-party vendors to bring in any necessary, cost-effective resources (biometric screenings, health risk assessments, educational seminars, healthy snack/food items, health coaching, tobacco cessation programs, etc.).

Regardless of budget, we look to find ways to build the wellness program year over year. It's important for a wellness program to not become stagnant. Wellness committees can play a very large part in helping drive future programming events/activities that will keep employees excited as well as provide the necessary employee buy-in.



Wellness Education

We provide education for your employees on a variety of wellness topics, allowing employers to choose the subjects most relevant to their employees. Each of the following presentations can be delivered as a seminar or a webinar at your workplace or at an offsite location.

Nutrition

- General Nutrition
- Trending Nutrition: Myths vs Facts
- Nutrition for Chronic Disease Prevention
- Know Your Numbers
- Food and Your Mood
- Healthy Eating for a Busy Lifestyle
- Healthy Eating with a Microwave
- Family-Friendly Nutrition
- Digestive Health: A Balanced Belly
- Mindful Eating

Mental Well-being

- Stress Management 101
- Resilience & Thriving: The Secret Power of Stress
- Compassion Fatigue
- Anxiety, Worry & Depression: How to Recognize & Manage
- Boosting Your Positive Outlook
- Work-Life Balance
- Emotional Intelligence: A Guide to How it Works

General Well-being

- Preventive Care Basics
- Office Ergonomics
- Sleep Hygiene
- Eight Dimensions of Wellness
- Social Well-being
- Healthy During the Holidays
- First Aid Review*
- Heart Disease: Know Your Risks
- Heart Health 101
- 411 of Physical Fitness

Financial Well-being

- General Financial Well-being
- Debt Management 101
- Basics of Budgeting

*Note: First Aid Review is a general education course and attendees will not receive certification



4.8.6 Cost and price information:

This section must include all of the following:

(a) The Proposer’s price for performing the services discussed in the scope of work, including a comprehensive specific description indicating how the firm would price the Town’s account and the estimated annual cost of the services. Indicate whether pricing is based on an annual fee, fee for service, commission, or a combination of two or more.

MMA prides itself on being an industry leader in transparency and compensation disclosure. We believe you should understand how we are paid for the services we are providing to you. MMA offers flexibility for our clients to select a compensation method that best suits their needs. We would have an open discussion and negotiation on our fee proposal with Town of Normal.

The service fee includes the following lines of coverage: Medical, Rx, Dental, Life & AD&D, Voluntary Life.

	Year 1 7/1/2026 – 6/30/2027	Year 2 7/1/2027 – 6/30/2028	Year 3 7/1/2028 – 6/30/2029	Additional Year 4	Additional Year 5
Service Fee (Paid Monthly)	\$45,600 or \$3,800 per month	\$45,600 or \$3,800 per month	\$45,600 or \$3,800 per month	\$45,600 or \$3,800 per month	\$45,600 or \$3,800 per month

Project-based work beyond our core services such as Enhanced Wellness offerings (i.e. Wellness Fairs, Challenges), attorney services, technology platforms, or actuary services would be an additional cost determined by the scope of work performed.

(b) Any and all commissions and fees that the firm would expect to receive from the existing programs for services requested in this RFP, as well as additional services that are being recommended. Identify any split commission or joint marketing arrangements with other agents, brokers, firms, or associations. With this description, include an explanation as to how the firm would provide the Town with the best price at the time of the negotiations.

Standard carrier commissions will apply to additional lines of coverage including Post-65 Retiree Carve-Out Programs and Future Voluntary Programs. Services that would be billed, if any, in addition to our service fee

Town Council Action Report

April 20, 2026

Resolution to Waive the Formal Bidding Process and Approve a Contract with Surf Prep, Inc. for the Fire Department Headquarters Apparatus Bay Resurfacing Project in the Amount of \$63,000

Prepared By: Mark Clinch, Director of Inspections & Facilities

Reviewed By: Michael E. Humer, Fire Chief
Jenny Keigher, Assistant City Manager

Staff Recommendation: Approval

Attachments: Proposed Resolution, Cost Proposal, Product Information

Community Impact

A durable, protective epoxy finish system on Fire Headquarters flooring maximizes safety, functionality, and aesthetic appeal within the unique environment of a fire department apparatus bay.

Budget Impact

Funds are budgeted and available in account 325-9820-419.27-10.

Strategic Alignment



Background

The Fire Department Headquarters Apparatus Bay Resurfacing Project is part of the approved FY2026-27 budget and community investment plan.

The existing epoxy flooring system in the headquarters apparatus bay is close to 10 years old. This floor is deteriorated and in need of resurfacing. The proposed scope of work includes grinding off the existing flooring system; patching and preparing the surface; and applying an epoxy base coat, sand broadcast, line striping, and topcoat.

Discussion

The proposal from Surf Prep, Inc., is for the ProREZ epoxy flooring system. This product is a solid color, double broadcast, resinous floor with a high-performance topcoat. This is the same system specified and installed in the apparatus bay of the newly constructed Station 2, located at 2406 Hershey Road.

Surf Prep, Inc., was the installation contractor on the Station 2 project. That project was competitively bid in the fall of 2024, and the contractor chose to hold their material and labor costs from the Station 2 project for this project.

The target completion for this work is May 2026. Humidity can significantly influence the process and end results, and the environmental conditions should be favorable at this time. Surf Prep has acknowledged their availability to meet our desired timeline. Based on prior experience during the build-out of new Station 2, this vendor has demonstrated reliable quality and responsiveness. Installation is expected to take around 6 days from start to finish. Fire apparatus will be staged outside during this time, and Fire staff should experience no impact to regular operations.

Staff recommends Council waive the formal bidding process and authorize staff to execute a contract with Surf Prep, Inc., to resurface the headquarters apparatus bay in the amount of \$63,000.

Funds are budgeted and available for this project.

Keywords: Fire Station, headquarters, surf prep, epoxy, apparatus bay, flooring

RESOLUTION NO. _____

RESOLUTION TO WAIVE THE FORMAL BIDDING PROCESS AND APPROVE A CONTRACT WITH SURF PREP, INC. FOR THE FIRE DEPARTMENT HEADQUARTERS APPARATUS BAY RESURFACING PROJECT IN THE AMOUNT OF \$63,000

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Fire Department headquarters' apparatus bay's epoxy flooring is nearly 10 years old, deteriorated, and in need of resurfacing.

WHEREAS, Surf Prep, Inc. installed the epoxy flooring in Station 2 and offered to hold their material and labor costs from the Station 2 project, bid in 2024, for the headquarters project.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to waive the formal bidding process and authorize a contract with Surf Prep, Inc. for the Fire Department headquarters' apparatus bay flooring project.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The formal bidding process is waived, and the City Manager or her designee is authorized to execute a contract with Surf Prep, Inc. for the Fire Department headquarters' apparatus bay flooring project.

SECTION 2. The Clerk must retain a fully executed copy of the contract documents in her office for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

SURFPREP

SHOT-BLASTING • MILLING • DIAMOND GRINDING

CUSTOMER NAME: Normal Fire Department

QUOTE ID: 31436

DATE: 3/24/26 Updated 4/8/26

TO: Eric Heggie

PROJECT ADDRESS: 606 S Main Street
Normal, IL 61761

FROM: Matthew Green
mattg@surfprep.com
C: 309-431-8087

Thank you for expressing an interest in the types of services offered by Surf Prep Inc., Inc. In response to your request, Surf Prep Inc. is pleased to provide the following proposal for specialized concrete finish or preparation at the location mentioned above.

6,600 Square feet Firehouse with existing Double Broadcast epoxy system that is failing -

Option 1 -

Grind off existing system, patch all failed joints, completely vac the entire area.
Apply Moisture barrier epoxy primer if needed - moisture test will be done.
Base coat 100 % solids epoxy with sand broadcast
Grout coat with 100 % solids epoxy with sand broadcast
Polyspartic topcoat
Line striping layout - line striping with polyspartic with yellow pigment.

6,600 square feet X \$9.50 = \$62,700.00
Additional Striping \$3,000.00

This process will take 5 - 6 days (depending if Moisture Barrier is needed which adds 1 day) . Doubtful if its needed but will test.

Pricing incorporates all areas being done at once. Any phasing will be a upcharge in cost due to process and labor.

If a phasing plan has to be implemented, pricing will be adjusted accordingly before work begins.

Revision - 4/8/26 -

This updated estimate is past the 90 days that guarantees pricing from the original bid. Material cost have gone up however Surfprep out of good faith has lowered the pricing above to a total of \$63,000.00 and that includes the line striping as well.

This pricing reflects the whole area to be available at one time, one phase and we anticipate 5-6 days to complete from start to finish. We will accommodate with Mark C and the firestation to the best of our abilities.

We would love to work with the City of Normal and the Fire department to deliver and long lasting beautiful floor the station and the city deserves.

Labor agreement has been read and is standard. All union labor used will be in accordance with local 18 cement masons. We currently have local 18 members on our staff and will have discussed with Scott N - local 18 BA - on our other finishers wages being reported to local 18. **Estimating to start in May 2026 - want to do scope before summertime or in fall as humidity will affect the epoxy curing.**



STANDARD TERMS

CUSTOMER TO PROVIDE: Construction Dumpster, lighting, 110V Power, Climate Control, Floor Protection, and Water Source.

ALL CONTENT, EQUIPMENT & DEBRIS, MUST BE REMOVED PRIOR TO Surf Prep Inc. START DATE. If Surf Prep arrives at the jobsite and the floor is not clear, or other trades are in the way of us working. The customer will incur set back charges.

PAYMENT: Surf Prep Inc. requires a Down Payment prior to start date and/or Material Down Payment, as applicable. Unless specified differently in Contract, payment is due upon receipt of invoice. Remit to: PO Box 470, Pewaukee, WI 53072.

CHANGE ORDERS: All changes to this contract must be in writing and signed by Surf Prep Inc., and the Customer. It is further understood that the Customer is responsible for the entire contractual amount even if quantity is decreased by the Customer after contract is signed. **Any setbacks incurred by the customer or other trades of the Owner or General Contractor will incur charges based on T&M rates.**

ENFORCEMENT OF CONTRACT/VENUE/ARBITRATION: In the event Surf Prep Inc., Inc. must seek legal redress to enforce this contract, it is agreed that the Customer is responsible for Surf Prep Inc., Inc. costs and attorney fees. It is further understood that any and all disagreements between Surf Prep Inc. and the Customer (with the sole exception of actions to enforce the lien rights pursuant to Ch. 779 Wis. Stats) will be arbitrated (pursuant to Ch. 788 Wis. Stats) according to Wisconsin law. All arbitrations will be held in Waukesha County, Wisconsin.

NOTICE TO OWNER, LENDER, AND MATERIALMAN: as required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who directly contract with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction and should give a copy of each notice received to the mortgage lender, if any. Builder agrees to cooperate with the owner's lender, if any, to see that all potential lien claimants are duly paid.

We trust that our proposal responds to your inquiry. If you have any questions, comments or need further information, please feel free to contact me. **Contract must be signed and faxed to Surf Prep Inc. PRIOR to start date. If labor hours commence, then Quote is assumed as a Work Order and Terms are binding in Contract.**

Customer Signature/Title

Please Print Name

Matt Green

Surf Prep Inc., Inc. Signature

Quote ID: 31436

ProQuartz - Double Broadcast- 40 or 25 mesh colored quartz aggregate

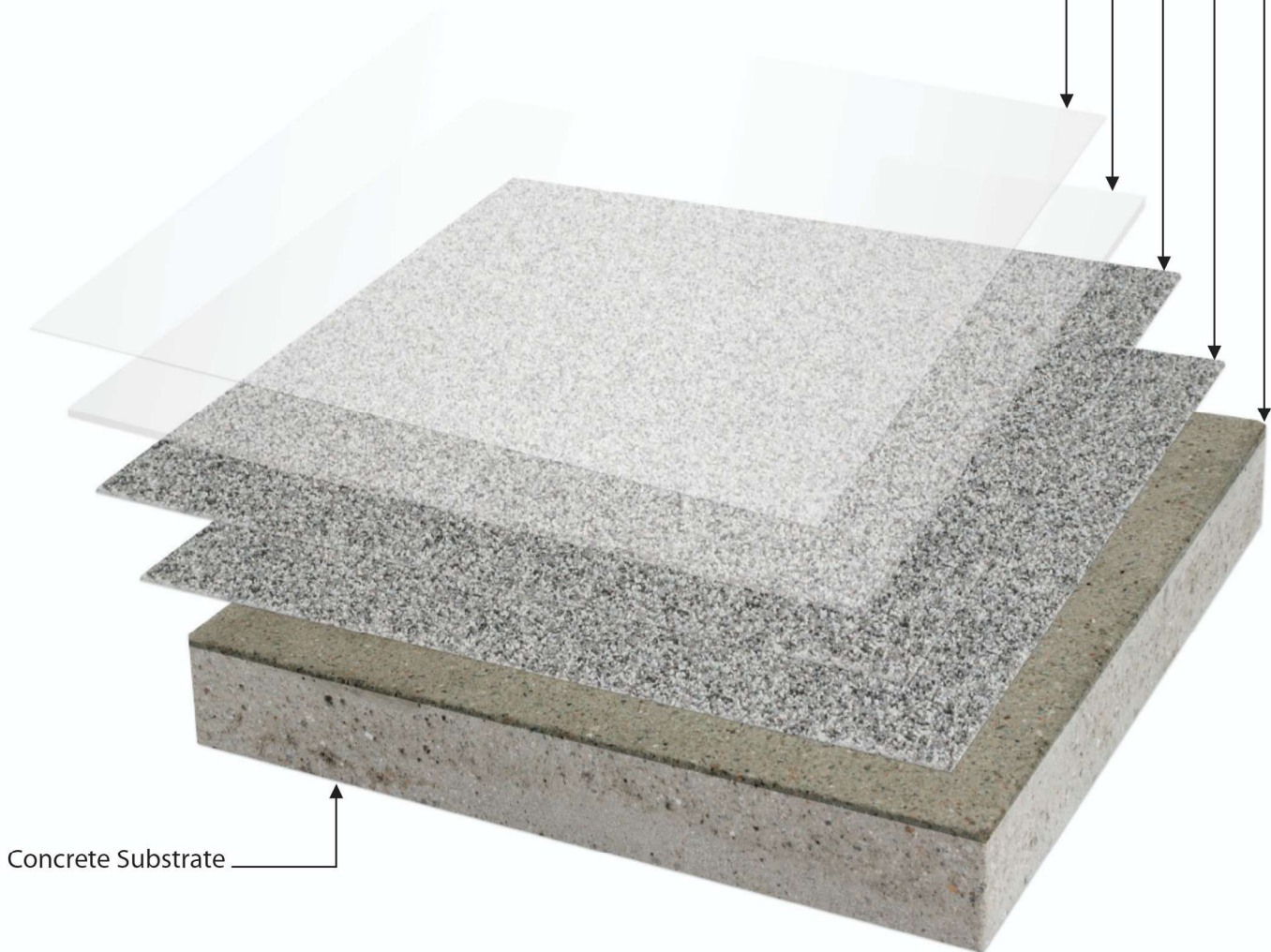
ProPoxy S, F or MB Clear Primer - (8-16 mils)

ProPoxy S or F Base Coat1- Blended Quartz Broadcast - 1/16" (40 mesh)

ProPoxy S or F Base Coat2- Blended Quartz Broadcast- 1/16" (40 mesh)

ProPoxy S or ProSpartic S or F Clear Grout/Top Coat - (16-18 mils)

ProThane S, F, or HH Clear Finish Coat - (3-5 mils)



*Note: Approximate thickness- variable with application method, size of aggregate, & substrate conditions.



Town Council Action Report

April 20, 2026

Resolution Conditionally Approving the Bramble Hall Subdivision Final Plat by Expedited Process (300 W. Willow)

Prepared By: Mercy Davison, Director of Planning and Zoning

Reviewed By: Pamela S. Reece, City Manager
Jason Querciagrossa, Corporation Counsel

Staff Recommendation: Conditional Approval

Attachments: Proposed Resolution; Maps; Proposed Final Plat

Community Impact

The re-subdivision of these historic single-family lots will permit the construction of a multifamily structure near campus in a time when new housing is in high demand. This is in line with the goals of the Comprehensive Plan, which identifies this area as appropriate for higher-density, student-oriented development, and with the Sustainability Plan, which encourages access to alternative transportation such as the nearby Constitution Trail and on-street bicycle facilities.

Budget Impact

N/A

Strategic Alignment



Background

401 N School, 302 W. Willow, and 304 W. Willow are neighboring lots and part of the Capen & Co's Subdivision from 1898. The parcels have historically been used as duplexes and rooming houses for off-campus student housing. The rooming house at 401 N School St. was demolished in 2025. The property owner now plans to demolish 302 W. Willow and 304 W. Willow and combine all three lots to construct a 68-unit multi-family apartment building. The owner obtained variances from the Zoning Board of Appeals in late 2025 to address minor setback and parking issues in the proposed new development.

In order to move this project forward, the last step is to re-subdivide the lots into one new lot of record. The proposed Bramble Hall Subdivision has a total land area of approximately 0.537 acres. New utility easements are included in the new plat as required by the Engineering Department.

Discussion

Per the Subdivision Code, final plats may be approved directly by the Town Council, without Planning Commission review and a public hearing process, when the plat includes no more than three lots, when all property is contiguous and under common ownership, when no public improvements are necessitated, and when no code waivers are requested. The proposed Bramble Hall Subdivision meets these standards.

Town staff has reviewed the proposed final plat and finds it to be in substantial compliance with all applicable subdivision and development codes. The approving resolution contains standard conditions prior to recording, including the filing of all required certificates and payment of development fees.

For these reasons, Town staff recommend conditional approval of the attached resolution pertaining to the proposed final plat for the Bramble Hall Subdivision.

Keywords: Final Plat, Bramble Hall Subdivision, 300 W. Willow

PIN:

14-28-203-040

14-28-203-041

14-28-203-042

Prepared by:

Town of Normal
Legal Department
11 Uptown Circle
Normal, IL 61761
309-454-9507

Return to:

Town of Normal
Town Clerk
11 Uptown Circle, PO Box 589
Normal, IL 61761-0589

RESOLUTION NO. _____

RESOLUTION CONDITIONALLY APPROVING THE BRAMBLE HALL SUBDIVISION FINAL PLAT BY EXPEDITED PROCESS (300 W. WILLOW)

WHEREAS, The developer has submitted a final plat for the Bramble Hall Subdivision.

WHEREAS, The property described in the plat is located within the zoning jurisdiction of the Town of Normal.

WHEREAS, The plat is subject to expedited review under the Town Code.

WHEREAS, It is in the best interest of the health, safety, and welfare of the citizens of Normal to conditionally approve the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. This resolution pertains to the final plat on file with the Town Clerk titled *Bramble Hall Subdivision* and dated March 26, 2026 (the "**Final Plat**").

SECTION 2. The Final Plat is approved, subject to the following conditions:

- 2.1. The submission of all code-required certificates, including County Clerk's Certificate, Owner's Certificate, Drainage Certificate, and School District Certificate;

- 2.2. Submission of the Final Plat in digital format as required by Town Code;
- 2.3. The payment of all applicable fees, as determined by the Town Engineer and in accordance with the annexation agreement applicable to the property;
- 2.4. Acceptance of the Final Plat by McLean County.

SECTION 3. Upon the satisfaction of the conditions under Section 2, the Town Clerk is authorized and directed to certify, record, and file a fully executed copy of this resolution and the Final Plat in the manner provided by law.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

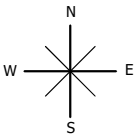
ATTEST:

APPROVAL OF CONDITIONS:

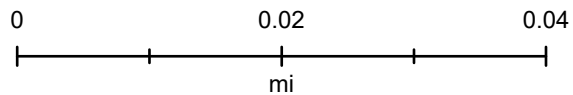
Town Clerk
(seal)

Corporation Counsel

Date:_____

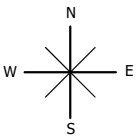
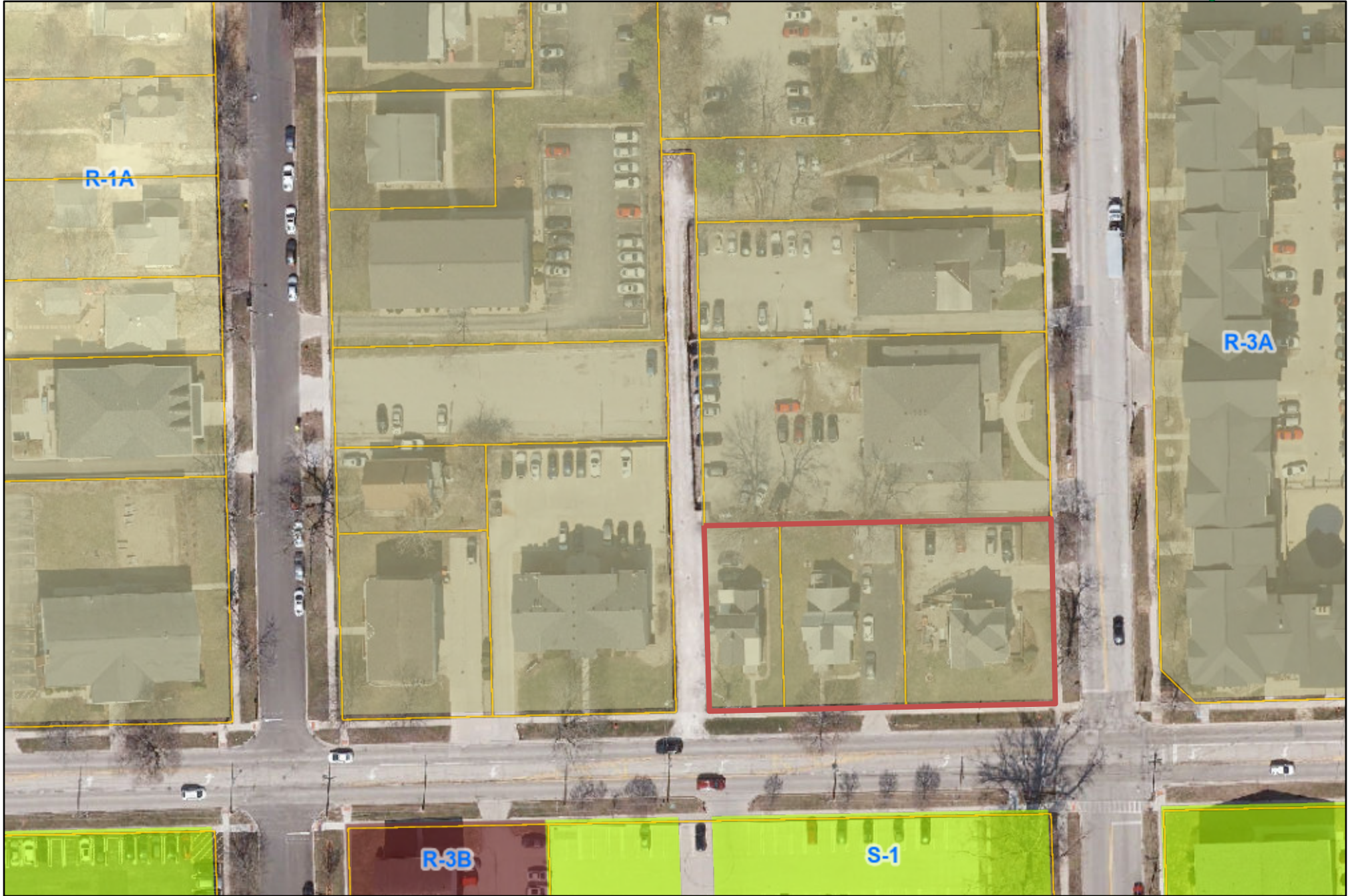


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

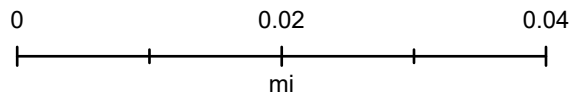


1 inch = 101 feet



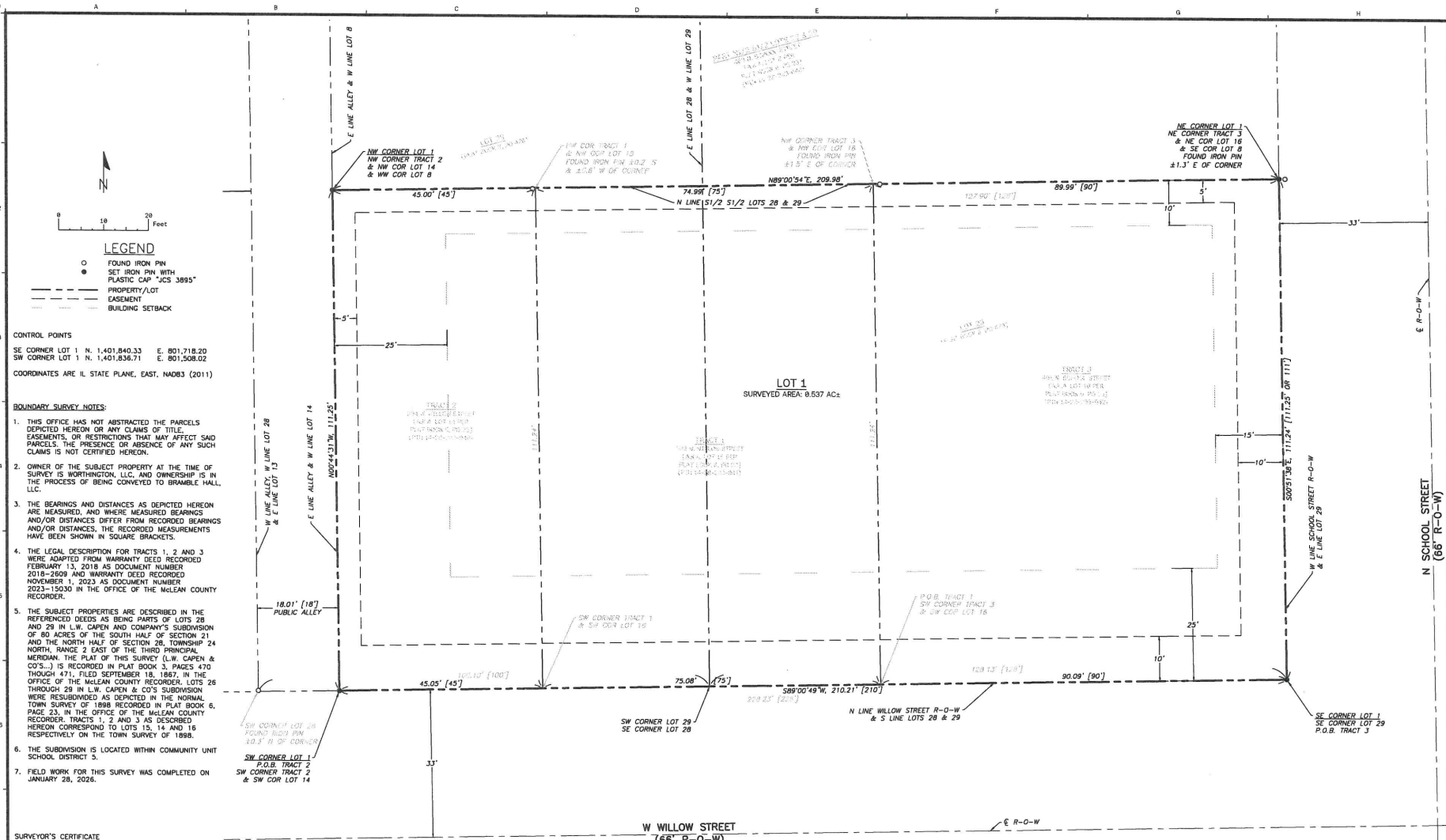


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1 inch = 101 feet





CONTROL POINTS
 SE CORNER LOT 1 N. 1,401,840.33 E. 801,718.20
 SW CORNER LOT 1 N. 1,401,836.71 E. 801,508.02
 COORDINATES ARE IL STATE PLANE, EAST, NAD83 (2011)

- BOUNDARY SURVEY NOTES:**
1. THIS OFFICE HAS NOT ABSTRACTED THE PARCELS DEPICTED HEREON OR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT SAID PARCELS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
 2. OWNER OF THE SUBJECT PROPERTY AT THE TIME OF SURVEY IS WORTHINGTON, LLC, AND OWNERSHIP IS IN THE PROCESS OF BEING CONVEYED TO BRAMBLE HALL, LLC.
 3. THE BEARINGS AND DISTANCES AS DEPICTED HEREON ARE MEASURED AND WHERE MEASURED BEARINGS AND/OR DISTANCES DIFFER FROM RECORDED BEARINGS AND/OR DISTANCES, THE RECORDED MEASUREMENTS HAVE BEEN SHOWN IN SQUARE BRACKETS.
 4. THE LEGAL DESCRIPTION FOR TRACTS 1, 2 AND 3 WERE ADAPTED FROM WARRANTY DEED RECORDED FEBRUARY 13, 2018 AS DOCUMENT NUMBER 2018-2508 AND WARRANTY DEED RECORDED NOVEMBER 1, 2023 AS DOCUMENT NUMBER 2023-15030 IN THE OFFICE OF THE McLEAN COUNTY RECORDER.
 5. THE SUBJECT PROPERTIES ARE DESCRIBED IN THE REFERENCED DEEDS AS BEING PARTS OF LOTS 28 AND 29 IN L.W. CAPEN AND COMPANY'S SUBDIVISION OF 80 ACRES OF THE SOUTH HALF OF SECTION 21 AND THE NORTH HALF OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. THE PLAT OF THIS SURVEY (L.W. CAPEN & CO'S) IS RECORDED IN PLAT BOOK 3, PAGES 470 THROUGH 471, FILED SEPTEMBER 18, 1887, IN THE OFFICE OF THE McLEAN COUNTY RECORDER. LOTS 26 THROUGH 29 IN L.W. CAPEN & CO'S SUBDIVISION WERE RESUBDIVIDED AS DEPICTED IN THE NORMAL TOWN SURVEY OF 1898 RECORDED IN PLAT BOOK 6, PAGE 23, IN THE OFFICE OF THE McLEAN COUNTY RECORDER. TRACTS 1, 2 AND 3 AS DESCRIBED HEREON CORRESPOND TO LOTS 15, 14 AND 16 RESPECTIVELY ON THE TOWN SURVEY OF 1898.
 6. THE SUBDIVISION IS LOCATED WITHIN COMMUNITY UNIT SCHOOL DISTRICT 3.
 7. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 28, 2026.

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF McLEAN)

TRACT 3, being a part of Lot 29 in L.W. Capen and Company's Subdivision of 80 acres in the South half of Section 21 and the North half of Section 28, Township 24 North, Range 2 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Lot 29; running thence West on the North line of Willow Street, 90 feet; thence North 111 feet; thence East 90 feet to School Street; thence South on the West line of School Street to the place of beginning, all situated in the Town of Normal, McLean County, Illinois.

I further certify that I have subdivided the same into 1 lot as shown on the attached plot and further certify that it contains 0.537 acres.

Iron Pins identify all lot corners as shown on said plot and all measurements are given in feet and decimals thereof.

Said subdivision is to be known as the **Bramble Hall Subdivision**, Town of Normal, McLean County, Illinois.

I further certify that no portion of this subdivision is located within a Special Flood Hazard Area as designated by the Federal Emergency Management Agency according to the FEMA flood map number 17113C0313E, effective date of July 16, 2008.

I further certify that the foregoing plot accompanying this certificate correctly represents the said premises as subdivided.

Dated this 26th day of March, 2026.

Aldeia Engineering + Surveying
 216 E Grove St, Ste 1500
 Bloomington, Illinois 61701

Jeremy C. Schreck
 Jeremy C. Schreck, Illinois Licensed Professional Land Surveyor No. 35-3895

USDSR POWER 11/26/2025



DEVELOPER:
 BRAMBLE HALL, LLC
 311 SOUTH MAIN STREET
 NORMAL, IL 61761
 PH: (309) 454-2338 EXT. 125

ATTORNEY:
 STOLLER LAW OFFICE
 ATTN: JONATHAN STOLLER
 15 W FRONT STREET
 IL PASO, IL 61738
 PH: (309) 327-4300

BRAMBLE HALL SUBDIVISION

PT. NE 1/4 OF SECTION 28, T.24N-R.2E., 3RD P.M.
 TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS

P.L.N. 14-28-203-041 (TRACT 1; 302 W WILLOW ST)
 14-28-203-040 (TRACT 2; 304 W WILLOW ST)
 14-28-203-042 (TRACT 3; 401 N NORMAL ST)



BRAMBLE HALL SUBDIVISION
 PT LOTS 28 & 29, L.W. CAPEN & COMPANY'S SUBDIVISION
 A.K.A. LOTS 14, 15, & 16 IN RE-SUB OF SAID LOTS 28 & 29
 TOWN OF NORMAL, ILLINOIS

ISSUED FOR:
 RECORD
 3/26/2026

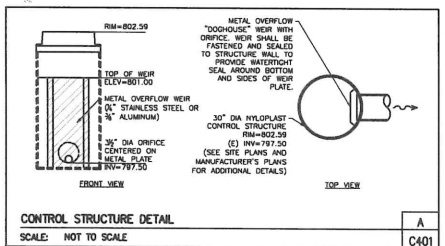
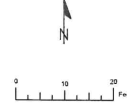
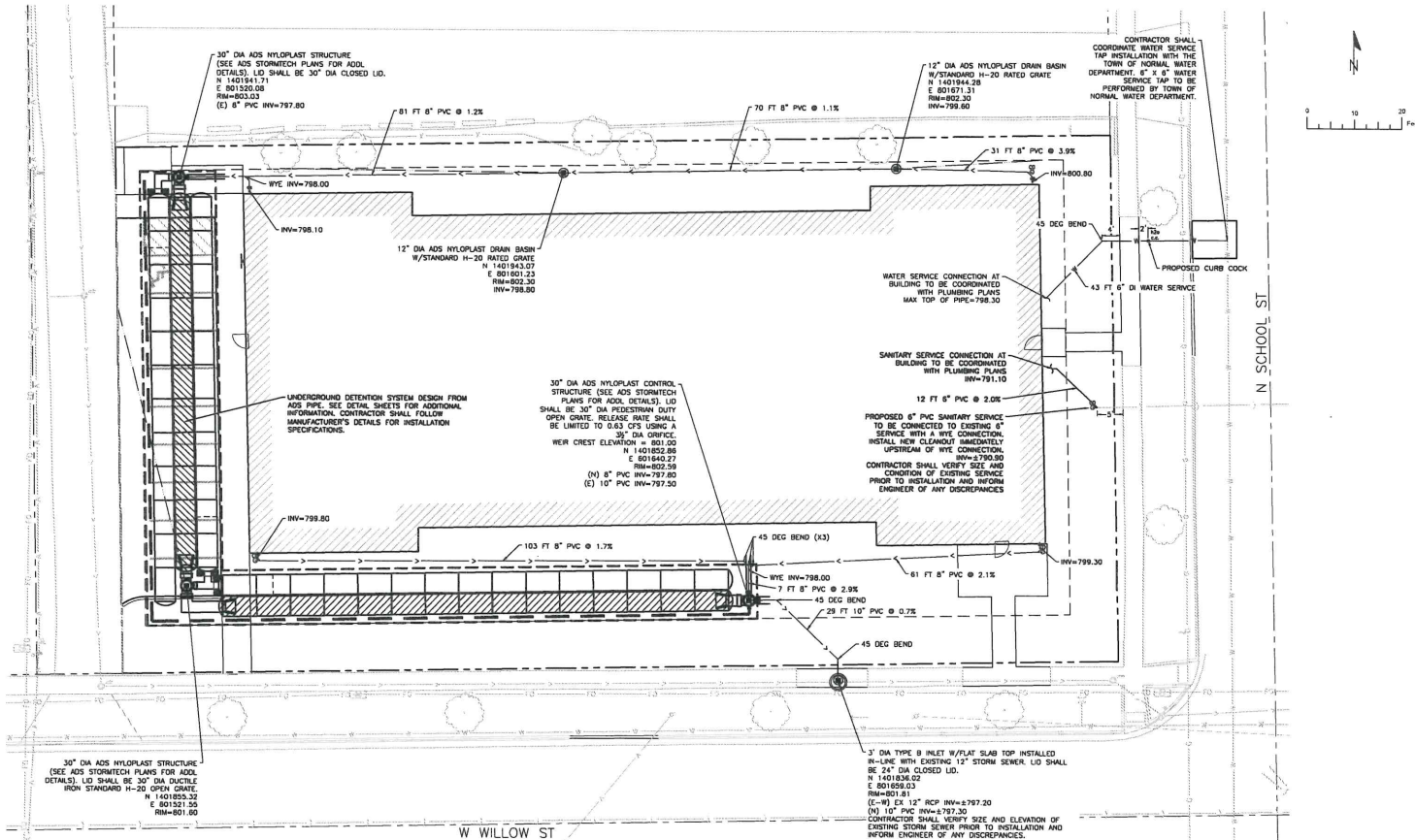
PLAN DATES:
 2/2/2026 drawn by JCS
 3/26/2026 checked by JCS

FINAL PLAT

1 of 1

PROJECT NO: 250328

BRAMBLE HALL APARTMENTS
LOT 1 OF BRAMBLE HALL SUBDIVISION
W WILLOW ST & N SCHOOL ST
NORMAL, IL



ISSUED FOR:
PERMIT
3/27/26

PLAN DATES:
8/2/2026 drawn by: CDM
8/3/2026 checked by: JCS

UTILITY PLAN

C401

Project No. : 250320
3/30/2026

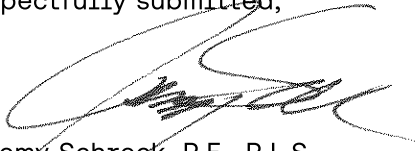
Town of Normal
#11 Uptown Circle
Normal, IL 61761

RE: Bramble Hall Subdivision
Request to Waive Preliminary Plan

To Whom It May Concern:

I am writing on behalf of Bramble Hall, LLC, owner and developer of the proposed Bramble Hall Subdivision located at 401 N. School Street and 302 & 304 W. Willow Street in the Town of Normal (PINs 14-28-203-042, 14-28-203-041, & 14-28-203-040) to request waiver of the preliminary plan, submission, review, and approval procedure for said subdivision. The proposed subdivision meets the prerequisites for expedited final plat submission, review, and approval as defined in Section 16.3-5.6, A of the Town of Normal Municipal Code.

Respectfully submitted,



Jeremy Schreck, P.E., P.L.S.
Principal
Aldeia Engineering + Surveying

General Orders

Town Council Action Report

April 20, 2026

Resolution to Award a Contract to Cunningham Recreation for the Purchase of a Modular Playground Unit, Poured in Place Rubber Surfacing for Rosa Parks Commons in the Amount of \$179,629.74

Prepared By: Doug Damery, Director of Parks and Recreation

Reviewed By: Pamela S. Reece, City Manager
Jenny Keigher, Assistant City Manager

Staff Recommendation: Approval

Attachments: Proposed Resolution, Playground Rendering, Quotes, Site Plan View

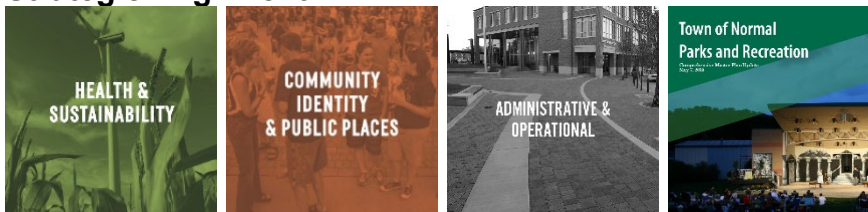
Community Impact

Playgrounds offer numerous benefits for communities by encouraging active living and a healthy lifestyle. It is important to continue to maintain the playground infrastructure in the parks.

Budget Impact

The proposed playground and safety surfacing will cost \$179,629.74. The Rosa Parks Commons Playground is planned for replacement. There is \$200,000 budgeted in 325-9820-452.60-10 for this acquisition. The remaining balance in the fund will be utilized for a new shelter, walkways and site work.

Strategic Alignment



Background

The playground at Rosa Parks Commons was installed in 2005 and is well past its useful life.

Discussion

As part of the park improvement and playground replacement process, a team from the Parks and Recreation Department requested proposals from three playground vendors. Seven playground proposals were received. The proposals were presented at a community input meeting on Wednesday, March 18 at the Community Activity Center. Those in attendance were able to give the selection committee feedback on what they liked and didn't like about each proposal. In addition, attendees voted on the overall playground that they liked, the individual play features that they liked and features that they really did not like. The following day, the selection committee met and discussed the feedback and selected three proposals as finalists for this consideration and communicated ideas back to the vendors to playground design modifications. Of the three final proposals under consideration, two were provided by Cunningham Recreation and one was from Play Illinois. After receiving the vendor's final playground designs and project details, the selection committee reviewed the changes and then completed an evaluation scoring sheet to determine the best playground for this project.

This interactive process resulted in a playground design that best meets the needs and expectations of the community and complements the activities of Rosa Parks Commons. While all the final three proposals would be an asset to the park, the recommended design from Cunningham stood out since many families enjoy Rosa Parks for younger children (2-5 years old). The recommended design also includes some interest for older children (5-12 years old). Providing shade opportunities and expanding the swing set to six swings, rather than the initially proposed four swings, was included in response to citizen input during the park planning process.

The proposed playground, which is manufactured by GameTime, will be acquired from Cunningham Recreation using cooperative purchasing program pricing. Staff seek Council support to purchase the new playground structure and a poured-in-place rubber surface in the amount of \$179,629.74. Site work will include new sidewalks for improved pathways and ADA accessibility.

Installation of the playground, poured-in-place surface, site work and pathways will be completed by Parks Maintenance staff.

Delivery of the new playground is expected to take 6-8 weeks, and the demolition of the existing structure will begin in early July.

Keywords: Rosa Parks Commons, Playground, Cunningham Recreation, GameTime, Omnia

RESOLUTION NO. _____

RESOLUTION TO AWARD A CONTRACT TO CUNNINGHAM RECREATION FOR THE PURCHASE OF A MODULAR PLAYGROUND UNIT, POURED IN PLACE RUBBER SURFACING UNDER THE OMNIA COOPERATIVE PURCHASING PROGRAM FOR ROSA PARKS COMMONS IN THE AMOUNT OF \$179,629.74

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The playground at Rosa Parks Commons was installed in 2005 and is past its useful life.

WHEREAS, Town staff solicited proposals from three playground vendors and the selection committee chose Cunningham Recreation’s proposal because it best met the expectations of the community and the needs at Rosa Parks Commons.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to execute a contract with Cunningham Recreation for the Rosa Parks Commons playground replacement project.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The City Manager or her designee is authorized to execute a contract with Cunningham Recreation for the Rosa Parks Commons playground replacement project. The contract must substantially conform to the vendor’s proposal.

SECTION 2. The Clerk must retain the purchase documents in her office for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

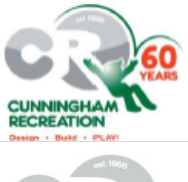
President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

Proposal for
**Town of Normal
Rosa Parks Commons (Revised)**

Prepared by



4.6.26
Project Number: 176475



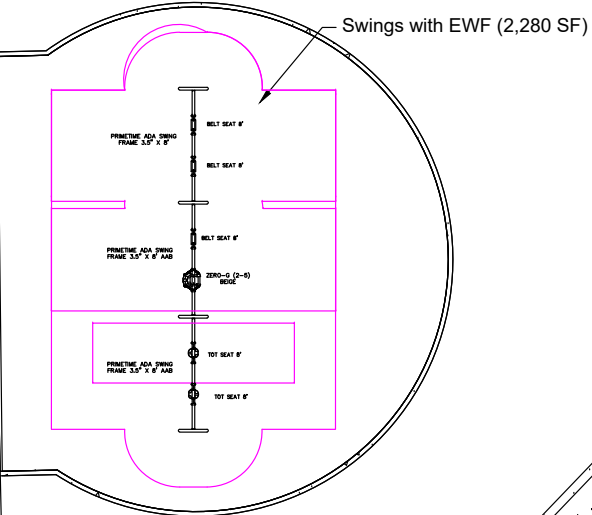
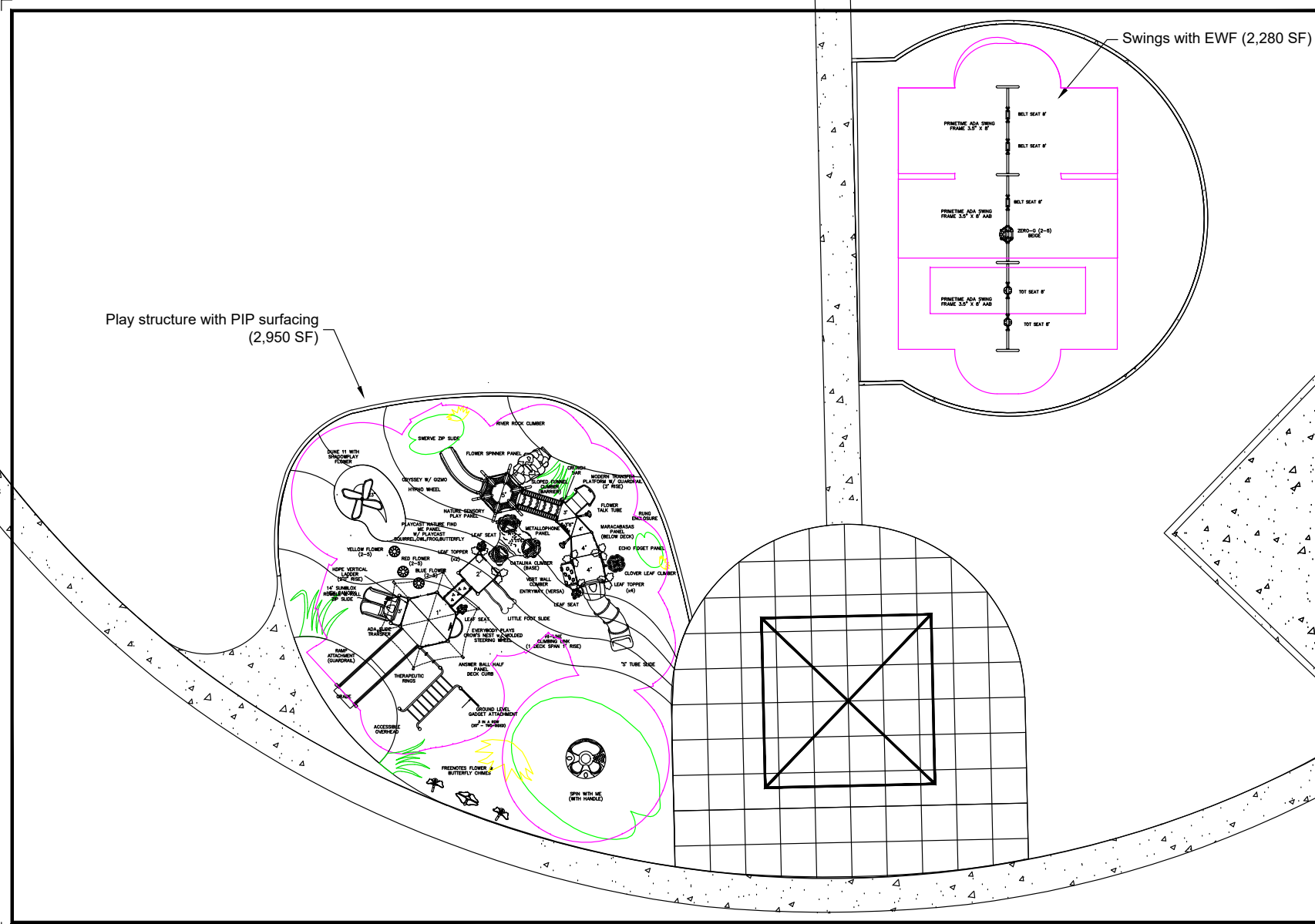
800-438-2780 | cunninghamrec.com



Rosa Parks Commons Option 1 (Revised)

Design • Build • PLAY!





IMPORTANT: Soft resilient surfacing should be specified for each type of equipment, and at depths to meet the critical fall heights as specified in the manufacturer's literature, the American Society of Testing and Materials Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z614.

Minimum Area Required:
 This play equipment is recommended for children ages 2-5 or 5-12
 DRAWING NO. 176475-01-01 (Rev.2)
 DATE: 3.27.26

PROJECT TITLE:
 Town of Normal
 Rosa Parks Commons - Option 1 Rev. 2
 Normal, IL
 REPRESENTATIVE:
 Cunningham Recreation

SHEET NO:

QUOTE

176475-01-04 • 04/06/2026



Rosa Parks Commons - Option 1 (Revision 2)

Customer:

Town of Normal
108 E Raab Rd
Normal, IL 61761
United States

Ship to Zip: 61761

Prepared for:

Doug Damery
Phone: 309-454-9544
ddamery@normal.org

Prepared by:

GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Quantity	Part #	Description	Unit Price	Amount
1	RDU	<p>GameTime - Powerscape/Primetime Hybrid Structure for Ages 2-5 or 5-12 (per drawing) <i>Custom: 2 Color HDPE: _____, Accent 2: _____, Accent: _____,</i> <i>Arch: _____, Basic: _____, Cabling: _____, Deck:Pvc: _____,</i> <i>_____ Fabric 1: _____, Handgrip: _____, HDPE: _____,</i> <i>Metal Roof: _____, Roto Plastic: _____, RotoPlastic2: _____,</i> <i>Tube: _____, Uni Plastic: _____, Wallcano: _____</i></p> <ul style="list-style-type: none"> • (1) 4958 – Hypno Wheel • (1) 5188 – 3-in-A-Row 30" Gadget • (1) 5209 – Catalina Climber Base • (1) 5211 – Catalina Climber 1' Riser • (4) 5287 – Belt Seat for 8' Toprail • (1) 5293 – Enclosed Tot Seat for 8' Toprail • (1) 5320 – 8' ADA Primetime Swing Frame • (2) 5321 – 8' ADA Primetime Swing Add-A-Bay • (1) 5377 – Zero-G (2-5) Beige 8' Height • (2) 12023 – 3 1/2" Uprt Ass'Y Alum 8' • (1) 12024 – 3 1/2" Uprt Ass'Y Alum 9' • (4) 12025 – 3 1/2" Uprt Ass'Y Alum 10' • (1) 12215 – Crunch Bar Prime Time • (6) 12650 – 3 1/2" Uprt Ass'Y Alum 4' • (1) 16465 – Slide Transfer (Ada) • (3) 18201 – 36" Tri Punched Deck P/T • (1) 18861 – Echo Fidget Panel • (1) 18880 – Flower Spinner Panel Assembly • (1) 18890 – Metallophone Panel • (1) 18933 – Nature Sensory Play Panel • (1) 19001 – Entry Way • (2) 19214 – Rung Enclosure • (1) 19287 – River Rock Climber • (1) 19322 – Swerve Slide • (2) 19368 – Flower Talk Tube • (1) 19496 – 5' Odyssey Pod w/gizmo • (1) 19698 – Sloped Funnel Climber Barrier (Dbl) • (1) 19900 – Conversion Deck • (1) 19917 – Modern Transfer w/Guardrail 2' Rise • (1) 19944 – Catalina Climber 1' Riser • (2) 80000 – 49" Sq Punched Steel Deck • (6) 80195 – Leaf Topper • (6) 80199 – Leaf Topper Extension • (1) 80612 – Deck Curb 	\$169,291.00	\$169,291.00

QUOTE

176475-01-04 • 04/06/2026



- (1) 81688 – Therapeutic Rings Atch
- (3) 81766 – Leaf Seat
- (1) 90004 – Two Piece Hex Deck
- (1) 90138 – 4' Vert Wall Climber
- (2) 90264 – 6' Upright, Alum
- (3) 90265 – 7' Upright, Alum
- (3) 90266 – 8' Upright, Alum
- (1) 90270 – 12' Upright, Alum
- (5) 90271 – 13' Upright, Alum
- (1) 90283 – 4' 'S' Tube Slide, Std, 30" Dia
- (1) 90346 – 4' & 4'-6" Clover Leaf Climber
- (1) 90429 – Ada Crow'S Nest Molded Steer Wheel
- (1) 90507 – 2'-6"/3' Rumble & Roll Zip Slide
- (1) 90530 – 2'/2'-6" Little Foot Slide W/Enclosu
- (1) 90673 – Ramp (Guardrail)
- (1) 90864 – ADA Overhead
- (1) 91146 – Entryway - Guardrail
- (1) 91240 – Gadget Frame (Grd Level)
- (1) 91551 – Maracabasas Panel (Below Deck)
- (1) 91572 – Answer Ball Half Panel
- (1) 91600 – HDPE Vertical Ladder 2'0"
- (1) 91618 – Hi-Line Climbing Link 1' Rise (1 dk)
- (1) 91745 – Catalina Climber 1' Riser
- (1) 91798 – 14' Sunblox Hex Canopy
- (1) 91905 – Playcast Nature Critters Find Me
- (2) 91931 – Entryway (Versa)
- (2) 91932 – Hi Point Entryway (Versa)
- (1) 91968 – Archway with Socket (Versa)
- (1) 95197 – Guardrail Entryway (Versa)
- (2) G90262 – 4' Upright, Galv
- (6) G90268 – 10' Upright, Galv

1	RDU	GameTime - Primetime Swings <i>Custom: Basic: _____, Roto Plastic: _____</i>	\$7,569.00	\$7,569.00
		<ul style="list-style-type: none"> • (3) 5287 – Belt Seat for 8' Toprail • (2) 5293 – Enclosed Tot Seat for 8' Toprail • (1) 5320 – 8' ADA Primetime Swing Frame • (2) 5321 – 8' ADA Primetime Swing Add-A-Bay • (1) 5377 – Zero-G (2-5) Beige 8' Height 		
1	38236	GameTime - Yellow Flower No Label	\$973.00	\$973.00
1	38234	GameTime - Red Flower No Label	\$973.00	\$973.00
1	38235	GameTime - Blue Flower No Label	\$973.00	\$973.00
1	6341	GameTime - Dune 11 With Shadowplay Flower <i>Basic: _____</i>	\$12,052.00	\$12,052.00
1	6372	GameTime - Spin With Me (With Handle) <i>Accent: _____, Roto Plastic: _____</i>	\$7,748.00	\$7,748.00
1	FWR-Y-IG	Freenotes - Yellow Flower - (With Inground Mount Kit)	\$1,676.00	\$1,676.00
1	BFLY-I-IG	Freenotes - Indigo Butterfly - (With Inground Mount Kit)	\$1,480.00	\$1,480.00
1	BFLY-O-IG	Freenotes - Orange Butterfly - (With Inground Mount Kit)	\$1,480.00	\$1,480.00

QUOTE

176475-01-04 • 04/06/2026



1	178749	GameTime - Owner's Kit	\$98.07	\$98.07
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Contract: OMNIA #2017001134

Sub Total	\$204,313.07
Discount	(\$105,953.64)
Freight	\$4,931.80
Grand Total	\$103,291.23

Comments

* MATERIALS ONLY: Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.

* Taxes, if applicable, will be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.

QUOTE

176475-01-04 • 04/06/2026



GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT: Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.



QUOTE

176475-01-04 • 04/06/2026

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$103,291.23**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature

BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

QUOTE

176475-02-04 • 04/14/2026



Rosa Parks Commons - Surfacing (Option 1) - Revised

Customer:

Town of Normal
108 E. Raab Road
Normal, IL 61761
United States

Ship to Zip: 61761

Prepared for:

Doug Damery
Phone: 309-454-9544
ddamery@normal.org

Prepared by:

GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Quantity	Part #	Description	Unit Price	Amount
2950	POURED	GT-Impax - Poured in Place Safety Surfacing (per s.f.) - 2.25" thick for a 5' critical fall height - Includes graphics as rendered - Includes 4" thick crushed stone subbase - Site security by others	\$24.12	\$71,154.00
113	EWf	GT-Impax - Engineered Wood Fiber Safety Surfacing (CY) • Area: 2,280 Sq.Ft. • Thickness (Compacted): 12" • Pricing includes materials only (installation by others)	\$32.88	\$3,715.44
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07

Contract: OMNIA #2017001134

Sub Total	\$74,967.51
Freight	\$1,371.00
Grand Total	\$76,338.51

Comments

* Site must be clear, level, free of obstructions, and accessible. Site should permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional costs.

* Taxes, if applicable, will be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.

QUOTE

176475-02-04 • 04/14/2026



GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT: Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

QUOTE

176475-02-04 • 04/14/2026



INSTALLATION CONDITIONS:

- **ACCESS:** The site must be clear, level, and provide unrestricted access for trucks and machinery. Any site that is inaccessible may incur additional charges.
- **STORAGE:** The customer is responsible for providing a secure area for off-loading and storing equipment during installation. Once equipment is delivered to the site, the owner assumes responsibility for any theft or vandalism unless alternative arrangements are made and documented in the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only, prior to the installation of drains, subbase, or surfacing. The customer is responsible for any unforeseen conditions such as buried utilities (public or private), tree stumps, rocks, or any other concealed materials or conditions that may result in additional labor or material costs.
- **UTILITIES:** The installer will contact 811 to locate all public utilities before layout and excavation of footer holes. The owner is responsible for identifying any private utilities. Cunningham Recreation and the installer are not liable for any damage to unmarked private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise stated. The price includes only the items specified in this quotation. Additional site work or specialized equipment needs may result in price adjustments.
- **SITE CONDITIONS:** The site must have a slope of less than 1.5%. Any excavation or grading required to achieve an acceptable slope is the responsibility of others unless otherwise noted. All demolition and site preparation must be completed before the installation crew is mobilized.
- **GENERAL INSTALLATION NOTES:** Installation will be performed according to the manufacturer's specifications by a GameTime-certified installer. A one-year warranty on all labor is provided from the date of completion. Product warranty and service claims may not include labor.

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$76,338.51**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature

QUOTE

176475-02-04 • 04/14/2026



BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

EAST RAAB ROAD

CONSTITUTION TRAIL



LEGEND

- Property line
- 1 Bike repair station & bike racks
- 2 Existing drinking fountain
- 3 Bridge connection to Constitution Trail
- 4 Restroom building - 2 unisex
- Concrete paving - 5' wide
- Playground - Engineered Wood Fiber Safety Surfacing
- PIP Rubber Safety Surfacing
- 8 24x24' Shelter
- 9 Exercise equipment and studio area
- 10 New shade trees
- 11 Culvert
- 12 Asphalt path - 10' wide
- 13 Naturalized swale
- 14 Interpretive sign

Town Council Action Report

April 20, 2026

Resolution Authorizing the Purchase of Equipment from National Fitness Campaign (NFC), Custom Artwork, and Installation of a Fitness Court Studio, using a Contractor from the NFC Approved Installation Network, for a Total Project Cost of \$199,750

Prepared By: Doug Damery, Director of Parks and Recreation

Reviewed By: Pamela S. Reece, City Manager

Jenny Keigher, Assistant City Manager

Staff Recommendation: Approval

Attachments: Proposed Resolution, Quotes, Fitness Court Studio Brochure, Rosa Parks Site Plan, NFC Approved Install Network, Sole Source Letter

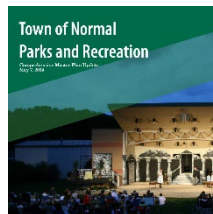
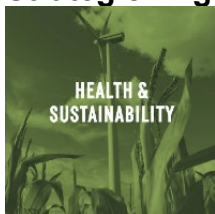
Community Impact

The installation of a Fitness Court Studio will provide a year-round, outdoor, accessible unique fitness space at Rosa Parks Commons and provide residents with opportunities to improve their physical fitness, emotional and mental health and pursue healthy, active living.

Budget Impact

The Fitness Court Studio equipment will cost \$210,000. With custom artwork (\$10,000) and installation by an NFC contractor (\$39,750), the total cost is \$259,000. The National Fitness Campaign qualified the Town for a \$60,000 grant, which will be used to offset the cost of this initiative. Therefore, the total project cost of equipment, custom art and installation, less the \$60,000 grant, is \$199,750. Funds in the amount of \$225,000 are available and included in 325-9820-452.60-10 for this project.

Strategic Alignment



Background

National Fitness Campaign (NFC) is a nation-wide initiative to provide healthy infrastructure to fight obesity and to improve quality of life. NFC has designed a functional fitness circuit training system featuring a series of full-body exercises that can be completed in just a few minutes. The fitness court is designed for adults of all ages and accommodates a variety of skill levels and abilities at each station, from beginner to expert. Each station allows users to leverage their bodyweight as a tool to improve over time and the fitness court allows users to participate with mobile apps and a variety of classes and experiences. NFC has also introduced a fitness studio as part of the proposed installation. The fitness studio is an outdoor classroom that features the same sports performance floor with a 38'x 38' footprint which is ideal for hosting Zumba, yoga or other fitness classes.

NFC studies communities and evaluates socioeconomic and demographic data, explores human mobility patterns and maps optimal locations for fitness courts to provide the most impact. The overall goal is to not only address the obesity health crisis by providing fitness opportunities but also to draw people outdoors and create a built environment to connect with others in a unique, active way. There are currently 36 NFC sites operating in Illinois and another 9 installations in progress.

The NFC program offers a comprehensive approach including planning and site selection, funding support, installation, promotion and programming. NFC's team assists in every aspect of the process. As part of the process, the Town was notified that a \$60,000 grant from NFC in partnership with Blue Cross Blue Shield Illinois will be applied as seed money toward a Town installation to reduce the overall cost of the project.

The Town's Comprehensive Plan contains elements addressing health, social aspects and community places. Investment in amenities such as the proposed fitness court help the Town achieve progress in each of these comprehensive plan priorities.

Discussion

Wight Co. performed a master site plan for Rosa Parks Commons. An outdoor fitness court and outdoor fitness classroom were identified as a potential amenity to be included at Rosa Parks Commons in addition to a new restroom building, native planting restoration, trailhead/site enhancements and replacement of the existing playground and shelter.

Although the recreation industry has utilized numerous equipment installations along trails and in parks for self-guided fitness experiences, a NFC installation provides a unique facility within the Town's park system that further promotes and encourages healthy active lifestyles for residents.

Following conversations with NFC and evaluating the park site plan, trail access and parking, staff recommend a NFC Fitness Court Studio at Rosa Parks Commons on Raab Road as part of the site plan. A Fitness Court Studio located in Rosa Parks Commons as a trailhead for Constitution Trail will create a unique destination space whether walking, running, cycling or driving to the site.

The total cost of the NFC Studio equipment is \$150,000 (\$210,000 less the \$60,000 grant), which includes all the implements, fitness wall and Fitness Court Tile surface. Custom artwork is offered as an option to allow a customized theme on the fitness wall completed by a NFC team of artists for an additional \$10,000. And installation will be completed by an approved contractor through the NFC approved installer network.

The final custom design of the installation will be themed around health and fitness and will be led by Parks and Recreation staff. The P&R team continues to seek sponsors for this park asset and will coordinate design with input from a prospective sponsor. This installation presents a great opportunity for a sponsor to better promote fitness, health and wellness in the community as well as their brand.

The Parks and Recreation team will perform site work associated with the project in coordination with the new playground installation and in preparation for a NFC authorized installer to install the fitness court equipment.

The total cost of the National Fitness Court Studio project will be \$199,750. Staff seek Council authorization to proceed with this installation at Rosa Parks Commons.

Keywords: National Fitness Campaign, Fitness Court Studio, Healthy Infrastructure, Active Living, Rosa Parks Commons, Public Art

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PURCHASE OF THE EQUIPMENT FROM NATIONAL FITNESS CAMPAIGN FOR INSTALLATION OF A FITNESS COURT STUDIO, CUSTOM ARTWORK, AND AUTHORIZATION TO UTILIZE A CONTRACTOR FROM THE NFC APPROVED INSTALLATION NETWORK FOR A TOTAL OF \$199,750

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The National Fitness Campaign (“NFC”) is a nationwide initiative to install outdoor fitness courts designed for use by adults of all ages and skill levels.

WHEREAS, NFC has provided a proposal for the Fitness Court Studio equipment, custom site artwork, and third-party installation services for a total project cost of \$199,750.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to authorize the purchase of a Fitness Court Studio, custom artwork, and installation services from NFC.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The President is authorized to execute a contract with the National Fitness Campaign and its third-party installation contractor for a Fitness Court Studio, custom artwork, and installation services. The contract must be in conformance with the vendor’s proposal.

SECTION 2. The Clerk is authorized and directed to attest to the President’s signature on the contract and retain a fully executed copy for public inspection.

ADOPTED this ____ day of _____, 2026.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)



QUOTE

Created Date 9/9/2025
 Expiration Date 4/24/2026
 Quote Number 00001951
 Bill To Name Town of Normal, IL
 Bill To 100 E Phoenix Avenue
 Normal, IL 61761
 US

Description	Line Item Description	Quantity	Total Price
2026 - Fitness Court® and National Campaign Resources		1.00	\$175,000.00
Fitness Court® Studio Add-On		1.00	\$35,000.00
NFC State Sponsor Grant	BCBS of Illinois Healthy Cities Grant	1.00	-\$60,000.00
	Tax %	0.0000%	
	Grand Total		\$150,000.00

Terms

1. AUTHORIZATION:

Purchaser to reference quote number on approved Purchase Order or contract.

2. PAYMENT TERMS

Purchaser will pay Seller 100% of the Purchase Price upon shipment of the Fitness Court®. Purchaser is responsible for payment of shipping costs, including packing, insurance and freight. These payment terms will apply unless other approved payment terms have been agreed to by both parties. Overdue Invoices will be subject to 2% interest charge per month.

3. TAX EXEMPTION

This quoted total is based upon Purchaser's tax-exempt status, for which verifying documentation must be provided to the Seller. If the Purchaser is not tax-exempt, sales tax will be applied before Purchase Price is considered final or binding. Final invoice will be adjusted if the actual tax rate is different from what is listed on this quote.

4. STANDARD WARRANTY AND TERMS

NFC standard warranty and terms apply. See nationalfitnesscampaign.com/warranty for details.

5. PURCHASER OBLIGATIONS / TERMS AND CONDITIONS

Purchaser acknowledges upon receipt of the Fitness Court® that they are responsible for the following items concerning the purchase of the Fitness Court® which includes Design, Activation, and Campaign Resources:

- Purchaser is responsible for providing storage of the Fitness Court® with insured protection, including liability, theft, or damage.
- A safe and environmentally controlled storage environment is required to store the tile adhesive. Store tile adhesive at temperatures between 50°F (10°C) and 100°F (38°C).
- NFC is not responsible for damage after receipt of goods by the Purchaser.
- Purchaser is responsible for (under a separate agreement) providing installation of the concrete slab footing, applicable ADA Access, Pour In Place or Tile Flooring installation, and Fitness Court® installation per the NFC Installation Manual, adhesive manufacturers recommendations, and local safety, permitting, building, and planning code requirements.
- Assembly Completion Certificate submission to NFC is required within 15 days of Fitness Court® Installation.
- A safe and environmentally controlled storage environment is required to store digital print graphics.
- NFC shall not be responsible for work performed by others.
- Purchaser to provide all on-site maintenance, safety, and security.
- Purchaser shall not allow any use of Fitness Court® until all Graphics are installed.
- Purchaser understands that the use of exercise equipment incurs risks that are voluntarily entered into. Terms of Use of the Fitness Court® by the public located at the purchaser's site shall be governed by the Purchaser in addition to the NFC minimum guidelines.
- Purchaser must maintain graphics and posted safety rules and regulations.
- Purchaser shall be responsible for site selection and all inherent risks associated with the choice of site selection, including risk to the general public.
- Purchaser acknowledges that all sponsors providing funding for the Fitness Court® shall not be held liable for any risk associated with the installation of or use of the Fitness Court®.
- Purchaser acknowledges that all product defects shall be covered by the contract manufacturer of the Fitness Court® and all defects related to the installation of the Fitness Court® shall be covered by the installer hired by the purchaser.
- Purchaser accepts risks and requirements as outlined in the approved Grant Funding Application as applicable.
- If the Purchaser is not the legal Land Owner, then they are required to ensure that the Land Owner is aware of and willing to abide by all Obligations / Terms and Conditions. Otherwise, they shall be responsible for these obligations, including Terms of Use. The same obligations and liabilities shall exist if the Fitness Court®, which includes Design, Activation, and Campaign Resources, is sold, acquired, assumed, transferred, or gifted to another party. The new party must be aware of and willing to abide by all Obligations / Terms and Conditions herein or they will retain responsibility.



National Fitness Campaign LP

Packet Pg. 8-6

For all questions regarding this quote, contact: info@nfcnc.com

Created Date 9/9/2025
Expiration Date 4/24/2026
Quote Number 00001951
Bill To Name Town of Normal, IL
Bill To 100 E Phoenix Avenue
Normal, IL 61761
US

QUOTE

6. LIMITS OF LIABILITY

NFC's total liability under this Agreement to Purchaser, its contractors, subcontractors, affiliates, partners, officers, directors, shareholders and employees (hereinafter "Affiliates"), for any and all injuries, damages, claims, losses, expenses or claim expenses (including attorney's fees) arising out of this agreement from any cause or causes except for NFC's intentional acts, is limited to the amount of money paid by Purchaser to NFC under this Agreement. Such causes include, but are not limited to, NFC's negligence, errors, omissions, strict liability, or breach of warranty.

7. OWNERSHIP OF DOCUMENTS

All designs, intellectual properties, and related Campaign Services pertaining to the Fitness Court© belong solely to the National Fitness Campaign. All construction data, materials, or documents specifically prepared or assembled by NFC may be used by the Purchaser to aid in the storage, installation, and maintenance of the Fitness Court© only.

8. CHANGE ORDERS:

Any changes in scope of work or Terms and Conditions shall be agreed upon in writing by both parties.

9. PURCHASER ACKNOWLEDGMENTS

Purchaser acknowledges and accepts upon receipt of Fitness Court© all terms and conditions as described above, including Payment Terms, Terms of Tax Exempt Status, NFC Standard Warranty & Terms, Warranty Disclaimers, Purchaser Obligations, Limits of Liability, Ownership of Documents, and Change Orders.



National Fitness Campaign LP

For all questions regarding this quote, contact: info@nfcnc.com Packet Pg. 8-7

QUOTE

Created Date 3/18/2026
 Expiration Date 7/31/2026
 Quote Number 00002223
 Bill To Name Town of Normal, IL
 Bill To 100 E Phoenix Avenue
 Normal, IL 61761
 US

Description	Quantity	Total Price
Custom Art	1.00	\$10,000.00
	Tax %	0.0000%
	Grand Total	\$10,000.00

Terms

1. AUTHORIZATION:

Purchaser to reference quote number on approved Purchase Order or contract.

2. PAYMENT TERMS

Purchaser will pay Seller 100% of the Purchase Price upon shipment of the Fitness Court®. Purchaser is responsible for payment of shipping costs, including packing, insurance and freight. These payment terms will apply unless other approved payment terms have been agreed to by both parties. Overdue Invoices will be subject to 2% interest charge per month.

3. TAX EXEMPTION

This quoted total is based upon Purchaser's tax-exempt status, for which verifying documentation must be provided to the Seller. If the Purchaser is not tax-exempt, sales tax will be applied before Purchase Price is considered final or binding. Final invoice will be adjusted if the actual tax rate is different from what is listed on this quote.

4. STANDARD WARRANTY AND TERMS

NFC standard warranty and terms apply. See nationalfitnesscampaign.com/warranty for details.

5. PURCHASER OBLIGATIONS / TERMS AND CONDITIONS

Purchaser acknowledges upon receipt of the Fitness Court® that they are responsible for the following items concerning the purchase of the Fitness Court® which includes Design, Activation, and Campaign Resources:

- Purchaser is responsible for providing storage of the Fitness Court® with insured protection, including liability, theft, or damage.
- A safe and environmentally controlled storage environment is required to store the tile adhesive. Store tile adhesive at temperatures between 50°F (10°C) and 100°F (38°C).
- NFC is not responsible for damage after receipt of goods by the Purchaser.
- Purchaser is responsible for (under a separate agreement) providing installation of the concrete slab footing, applicable ADA Access, Pour In Place or Tile Flooring installation, and Fitness Court® installation per the NFC Installation Manual, adhesive manufacturers recommendations, and local safety, permitting, building, and planning code requirements.
- Assembly Completion Certificate submission to NFC is required within 15 days of Fitness Court® Installation.
- A safe and environmentally controlled storage environment is required to store digital print graphics.
- NFC shall not be responsible for work performed by others.
- Purchaser to provide all on-site maintenance, safety, and security.
- Purchaser shall provide Annual Inspection with photos to NFC to confirm compliance with applicable Campaign and Grant Funding Requirements.
- Purchaser shall not allow any use of Fitness Court® until all Graphics are installed.
- Purchaser understands that the use of exercise equipment incurs risks that are voluntarily entered into. Terms of Use of the Fitness Court® by the public or others located at the purchaser's site shall be governed by the Purchaser in addition to the NFC minimum guidelines.
- Purchaser must maintain graphics and posted safety rules and regulations.
- Purchaser shall be responsible for site selection and all inherent risks associated with the choice of site selection, including risk to the general public.
- Purchaser acknowledges that all sponsors providing funding for the Fitness Court® shall not be held liable for any risk associated with the installation of or use of the Fitness Court®.
- Purchaser acknowledges that all product defects shall be covered by the contract manufacturer of the Fitness Court® and all defects related to the installation of the Fitness Court® shall be covered by the installer hired by the purchaser.
- Purchaser accepts risks and requirements as outlined in the approved Grant Funding Application as applicable.
- If the Purchaser is not the legal Land Owner, then they are required to ensure that the Land Owner is aware of and willing to abide by all Obligations / Terms and Conditions outlined on this document. Otherwise, they shall be responsible for these obligations, including Terms of Use. The same obligations and liabilities shall exist if the Fitness Court®, which includes Design, Activation, and Campaign Resources, is sold, acquired, assumed, transferred, or gifted to another party. The new party must be aware of and willing to abide by all Obligations / Terms and Conditions herein or they will retain responsibility.



National Fitness Campaign LP

For all questions regarding this quote, contact: info@nfcnp.com Packet Pg. 8-8

Created Date	3/18/2026
Expiration Date	7/31/2026
Quote Number	00002223
Bill To Name	Town of Normal, IL
Bill To	100 E Phoenix Avenue Normal, IL 61761 US

QUOTE

6. LIMITS OF LIABILITY

NFC's total liability under this Agreement to Purchaser, its contractors, subcontractors, affiliates, partners, officers, directors, shareholders and employees (hereinafter "Affiliates"), for any and all injuries, damages, claims, losses, expenses or claim expenses (including attorney's fees) arising out of this agreement from any cause or causes except for NFC's intentional acts, is limited to the amount of money paid by Purchaser to NFC under this Agreement. Such causes include, but are not limited to, NFC's negligence, errors, omissions, strict liability, or breach of warranty.

7. OWNERSHIP OF DOCUMENTS

All designs, intellectual properties, and related Campaign Services pertaining to the Fitness Court® belong solely to the National Fitness Campaign. All construction data, materials, or documents specifically prepared or assembled by NFC may be used by the Purchaser to aid in the storage, installation, and maintenance of the Fitness Court® only.

8. CHANGE ORDERS:

Any changes in scope of work or Terms and Conditions shall be agreed upon in writing by both parties.

9. PURCHASER ACKNOWLEDGMENTS

Purchaser acknowledges and accepts upon receipt of Fitness Court® all terms and conditions as described above, including Payment Terms, Terms of Tax Exempt Status, NFC Standard Warranty & Terms, Warranty Disclaimers, Purchaser Obligations, Limits of Liability, Ownership of Documents, and Change Orders.

10. GRANT AWARD OBLIGATIONS

Purchaser must meet and maintain compliance with requirements of the Applicable Grant Award per the submitted Grant Application and subsequent Grant Award Letter. This includes requirements pertaining to Fitness Court Maintenance, GPR Requirements, and applicable Sponsor Rights.

11. SEVERABILITY

If any provision of the Terms and Conditions are held to be invalid or unenforceable, such provision shall be struck and the remaining provisions shall remain in full force and effect.



FITNESS COURT® | STUDIO



brought to you by
National Fitness Campaign

FITNESS COURT® | STUDIO

World's First Integrated Outdoor Gym Experience With Two Programmable Classrooms

America's premier wellness hub with two programmable classrooms, integrated art mural backdrop, and over 2,000+ sqft of Healthy Infrastructure, is designed to bring healthy living to the center of your community's outdoor life. Bring the best talent in town to host yoga, Zumba, Tai Chi, HIIT, and more.

**FITNESS • ART • DANCE • YOGA • ZUMBA • PILATES
• TAI CHI • STRETCH • KICK BOXING & MORE**

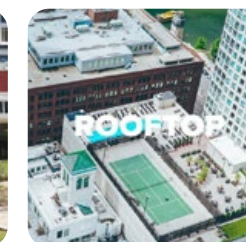
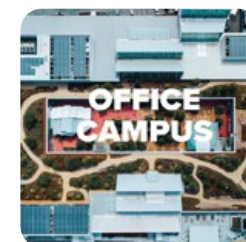
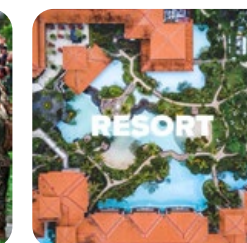
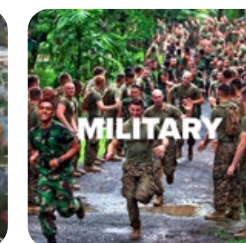
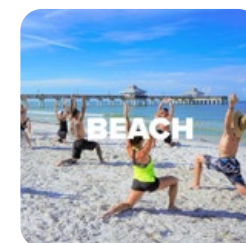






Adaptable for Any Site

The Fitness Court® Studio can be designed and planned into the largest urban city plaza or smallest pocket park. Simple by design, work with our team of experts to seamlessly fit the Fitness Court® Studio into any environment.



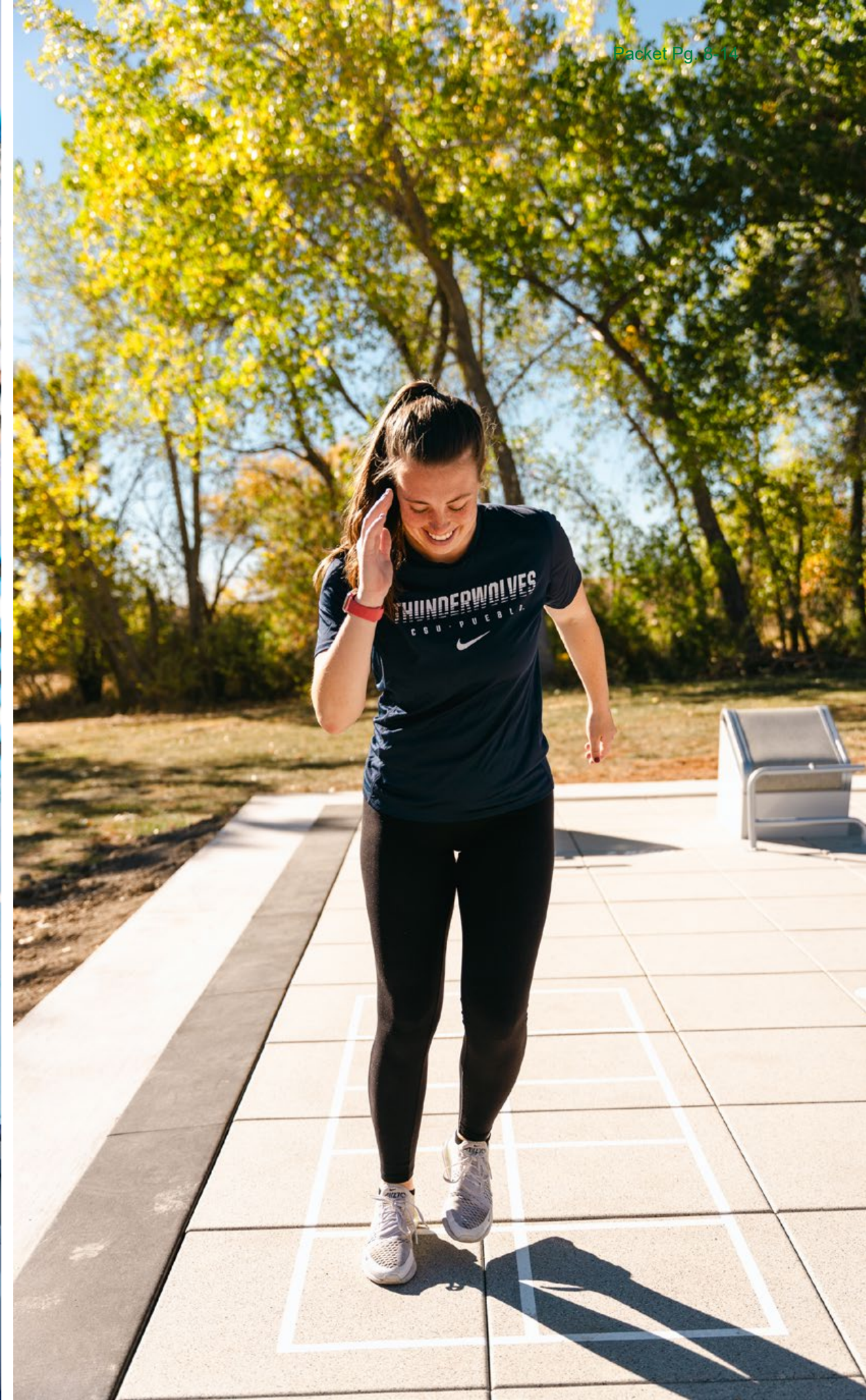
Built to Last for Decades, in Any Climate

The Fitness Court® Studio is proudly designed and manufactured in the USA from best-in-class materials with a 38'x76' footprint. National Fitness Campaign provides a comprehensive warranty and turn-key expert installation support.



ADA Compliant







A Coach in Your Pocket, Digitally Connected for All Abilities

Every Fitness Court® Studio is now digitally connected to a robust library of workout challenges and health kit metrics on the free Fitness Court® App. The Fitness Court® App aims to build a healthy nation of active members, solo or in groups, staying fit anytime of the day and enjoying the world's largest outdoor gym network of digital Fitness Courts® teaching and coaching adults of all ages, abilities and fitness levels.



Interactive Map



Health Kit



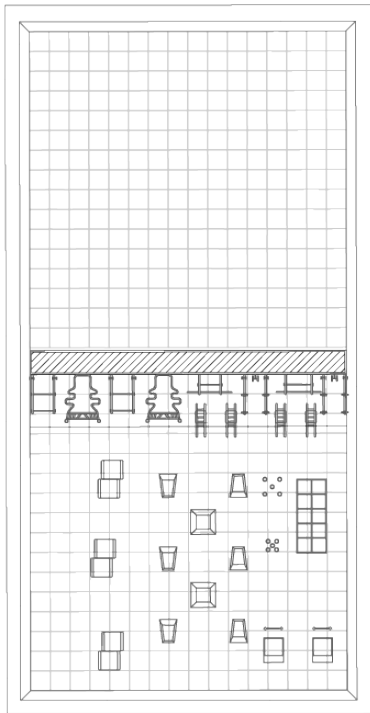
Download for Free



Each Fitness Court® Studio is a Work of Art

We're designing Fitness Court® Studios as kinetic works of art to showcase the value and inspiration born from connecting the power of the arts with the joy of wellness.





38' X 72'-9"



www.nationalfitnesscampaign.com

The Fitness Court® Studio

National Fitness Campaign (NFC) is a wellness consulting firm on a mission to change to health outcomes in America. We work with municipalities, schools, developers, designers and sponsors across America to plan and design healthy cities of the future. Our team of experts can provide planning, feasibility, and design support.

415-702-4919 | design@nfchq.com



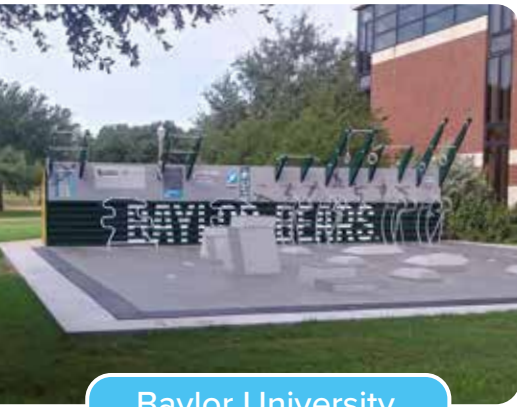


CONSTITUTION TRAIL

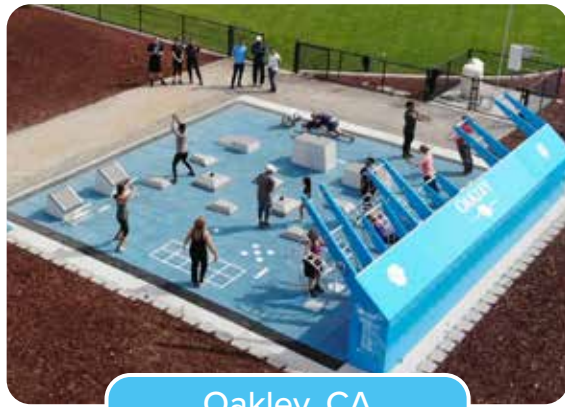
- LEGEND**
- Property line
 - 1 Bike repair station & bike racks
 - 2 Existing drinking fountain
 - 3 Bridge connection to Constitution Trail
 - 4 Restroom building - 2 unisex
 - 5 Concrete paving - 5' wide
 - 6 Playground - Engineered Wood Fiber Safety Surfacing
 - 7 PIP Rubber Safety Surfacing
 - 8 24'x24' Shelter
 - 9 Exercise equipment and studio area
 - 10 New shade trees
 - 11 Culvert
 - 12 Asphalt path - 10' wide
 - 13 Naturalized swale
 - 14 Interpretive sign



NFC APPROVED INSTALLATION NETWORK



Baylor University



Oakley, CA



Oregon, OH

Completion in 4 Days or Less
(weather permitting)

Competitive Flat Rate
Travel Expenses Included

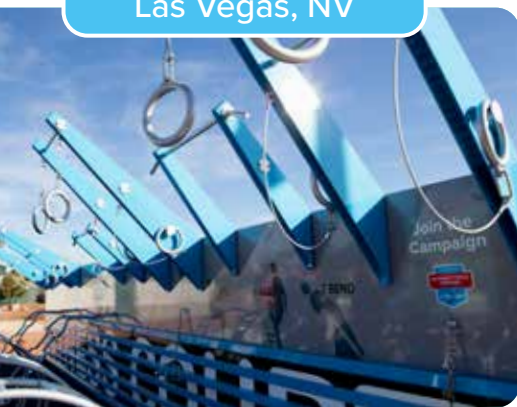
All Flooring Labor Included

All Vinyl Artwork Install Included

Once the concrete slab is poured, NFC's Approved Installation Network is your all-in-one support for the installation of the sports floor, Fitness Court body-weight training wall, and equipment elements. With various installations all over the country, NFC's network of Approved Installers is the #1 recommended option.

**NFC Approved Installation Team contracted separately from NFC.*

Las Vegas, NV



CU Boulder



Florida State Univ.



NFC is proud to partner with an approved network of installation teams, now available for Fitness Court® installations across the country!



NFC's Approved Installation Network are Fitness Court® Experts

NFC's Approved Installation Network has comprehensive knowledge of the Fitness Court®. NFC's Approved Installers have the experience to make your installation easy and predictable. The approved install team will work with you to uncover all the potential obstacles prior to the installation, will schedule the installation to meet your needs and will certify the installation is complete per NFC Installation Instructions. You will not find another network of installation teams who will provide the same level of value and quality. Please work with your NFC project manager to see if this is a viable option for your specific contracting and site specific needs.

The Fitness Court® - Installation Specifications

Approved National Fitness Campaign Fitness Court® installers are secured through NFC's approved network.

The following items are **Included** in the Fitness Court® Installation:

- Sports Tile Floor
- Body-weight Training Wall
- Equipment Elements
- Anchor Bolts
- Floor Marking Painting
- Sign Wall Graphics
- Signed Certificate of Completed Installation (includes walk-through with Owner / Client)

The following items are **Not Included** in the Installation

- Concrete slab built & cured, according to provided slab drawing specification.
- Procurement / supply of The Fitness Court®, Fitness Court® Tile, and Fitness Court® Installation Kit.

Items to Coordinate with Owner / Client Prior to Installation

- Delivery of the Fitness Court® material
- Security of the site (fence or barrier)
- Plan for debris & trash removal

Fitness Court Warranty

- Warranty ratified upon receipt of Signed Certificate of Completed Installation

Supporting Documentation - *provided by NFC*

- NFC provided concrete slab drawings
- The Fitness Court® Tile overview
- The Fitness Court® Specifications
- The Fitness Court® Installation Kit overview
- The Fitness Court® Installation and Maintenance Manual
- The Fitness Court® Vinyl Artwork Alignment Guide

Total Funding Requirements:

Fitness Court
\$30,000.00

With Prevailing Wage: +\$2,000.00

**NJ Funding Required: \$32,000.00*

Fitness Court Studio
\$37,750.00

With Prevailing Wage: +\$2,000.00

**NJ Funding Required: \$39,750.00*



National Fitness Campaign LP | PO Box 2367, San Francisco CA 94126 | info@nfchq.com

To Whom it May Concern,

National Fitness Campaign LP (NFC) is a wellness consulting firm that cooperates with public and private organizations to build healthy communities across America. The NFC initiative provides:

- A trademarked outdoor infrastructure product, the Fitness Court®
- Site Design and Strategic Planning services
- An integrated digital ecosystem, including the Fitness Court® Mobile App and Digital Training Library
- A certified ambassador training program to local volunteer trainers

Municipalities, schools, and community organizations with public land may apply to join the National Fitness Campaign wellness initiative and bring the program to their approved site locations. This program is unique, and NFC is the only organization in the world that delivers these elements either individually, or as part of an integrated program. For the reasons listed in this document, the trademarked ownership of the system and healthy infrastructure, and the integrated nature of the initiative, including its services, products, tools and grant funding, it is commonly approved as a sole source across the United States.

Analysis has been conducted by hundreds of cities and institutions across the country, who have concluded that the products and services have no equal, and determined their selected method of procurement is a Sole Source procurement, in accordance with local policies and requirements. This group includes cities like Sacramento California and Las Vegas Nevada, and institutions such as The University of Colorado at Boulder, where the Fitness Court® and associated tools and services were procured via sole source procurement, evidenced by public documentation and approvals. Further, the Fitness Court® is trademarked and owned by National Fitness Campaign.

The integrated nature of the products and services is frequently grounds for sole source by many, but not all local requirements. Some agencies do require bids for procurement.

There are three primary differentiators that commonly validate the sole source justification of the Fitness Court® and national campaign resources, which are described below. In addition to the descriptions of these three primary items, an appendix is provided as an attachment to this document that provides graphic aids and further detailed information regarding the differentiation of this program and its associated products and services.

1 - Trademarked Fitness Court® System

- A. The Fitness Court® is trademarked and owned by National Fitness Campaign LP.
 - a. As such, this product cannot be procured from any other organization. Any organization seeking to fund and install a Fitness Court® must do so through National Fitness Campaign LP.
 - i. See Appendix for Trademark Document from the United States Patent and Trademark Office
- B. The Fitness Court® and each element is manufactured only by National Fitness Campaign LP. It is impossible to not only procure the elements as a system, but individually. Every aspect of the Fitness Court®, including the functional design of all equipment, structural engineering, elements are the property of National Fitness Campaign LP. The individual elements are each named and registered with a unique design and serial number. Because the design of the elements is owned by National Fitness

Campaign LP and not licensed to any other organization or distributor, it is not possible to procure them anywhere else.

- C. The Fitness Court® is available only in a single configuration, shown in the appendix material. The system includes over 118 unique elements, which acts as a full body training center, teaching people of all ages and fitness levels about how to stay fit and healthy in just 7 minutes a day. There is no variation in the layout of the elements. Elements can not be added or removed. Spacing cannot be altered. Like many integrated products, Individual elements can not be procured separately.
- D. The Fitness Court® has a specialized training envelope that accommodates more users per square foot than any other known system in the world. The Fitness Court® is a comprehensive outdoor circuit training system, laid out in 32'x32' of space, for a total of 1024 sq ft of training area. NFC's patented design is able to support 28 simultaneous users on 30 integrated bodyweight training components, derived from the previously stated 118 elements. This configuration is impossible to re-create in only 1024 square feet without NFC's proprietary design and components.
- E. The Fitness Court Studio is an optional addition to the Fitness Court which incorporates an additional 32'x32' outdoor studio. The Fitness Court Studio can only be procured in collaboration with the Fitness Court and provides 1024 Sq ft of additional rubberized floor space for versatile group-based activities such as dance, yoga, cardio fitness classes, PE classes and acts as a community hub for wellness-related activities such as art and meditation events. The Fitness Court and Fitness Court Studio combine to form a completely unique community wellness space that can fit up to 60 users simultaneously. When combined the Fitness Court and Fitness Court Studio are impossible to recreate due to NFC's proprietary design and components.
- F. Public Art Mural and Digital Engagement Wall
 - a. Each Fitness Court® is designed as a one-of-a-kind work of art that includes a 32'x5.5' public art mural. The mural is an integral component of the Fitness Court design, and makes each Fitness Court® a one-of-a-kind public art installation.
 - b. This artwork is produced specifically for the Fitness Court®, and to comply with manufacturing requirements of the Fitness Court® presentation surfaces.
 - c. This artwork is unavailable through any other vendor, and is impossible to recreate to conform to important national standards and manufacturing requirements stated above in item b.
 - d. Additionally, digital integration, safety information, and other details are provided as part of this artwork.
 - e. All artwork is approved by NFC's Grant Committee and partners.
 - f. Further, the mural can be periodically re-designed and introduced, to create a rotating gallery of outdoor art to inspire people to engage in regular wellness activities.
 - i. NFC provides integrated consulting and design services to assist in this process.
 - g. Digital Engagement Wall
 - i. The feature wall of the Fitness Court includes a custom digital engagement wall.
 - 1. This wall provides digital QR codes and embedded, proprietary information regarding the use of the Fitness Court® and Fitness Court App.
 - 2. This workout library is unavailable from any other organization because it is the IP of National Fitness Campaign LP.
 - 3. Tracking Fitness Court® usage wouldn't be possible without the built in GPS tracking features available on the Fitness Court® digital engagement wall.

- h. NFC is unaware of any other outdoor fitness element that provides an integrated art mural of any kind.
- i. Further, NFC has an in-house art studio that designs, produces, and creates the art and custom graphics that are integrated into each Fitness Court. Fitness Court Compatible Graphics are only available from National Fitness Campaign LP.

2 - Fitness Court® App and Digital Tracking System

Each Fitness Court® is supported by a mobile app called the Fitness Court® App. All IP, including the app itself are owned by National Fitness Campaign LP. The training resources, world-class workout programs, challenges and data analytics features are only available for Fitness Court® users and site partners. No other outdoor fitness equipment provides a mobile app with the following four primary features:

- A. Mark Lauren Training Series
 - a. Mark Lauren is a US Special Operations Trainer and Bestselling Author. Mark Lauren has developed 18 proprietary workout programs specifically for the Fitness Court® system. They are only available on the Fitness Court® App. Mark Lauren has no other programs for outdoor fitness equipment available.
- B. Fitness Court® App Check-In Feature
 - a. This is a proprietary feature that allows a user to check-in to their local Fitness Court, and build healthy habits.
- C. Annual Data Analytics Reporting
 - a. Each site partner who builds a Fitness Court® is eligible to receive an annual data report tracking statistics of their Fitness Court®.
 - b. To NFC's knowledge, no other manufacturer of any type of outdoor exercise component provides a regular, annual report of key usage metrics using digital, GPS based systems.
 - i. The Report is provided by NFC, and includes annual demographic data, user age ranges, Fitness Court app downloads and other important information.
 - ii. This information is generated by NFC's proprietary GPS based data analytics services for each Fitness Court® in America.
- D. See appendix for additional information regarding the Fitness Court® App.

3 - National Grant Funding

National Fitness Campaign LP builds and maintains a multi-million dollar annual Grant Fund, supported each year by sponsors and partners of the campaign. This funding takes tremendous effort to build, and it is provided by the National Fitness Campaign and partners and sponsors to support the mission of making wellness infrastructure free and accessible across America in partnership with leading cities, schools and organizations. Funding varies from state to state and year to year.

Some of the Campaign Sponsors and programs include:

- NFC Public Art Campaign
- National Certified Installer Network

Dozens of State and Regional Sponsors, including, but not limited to:

- Blue Cross and Blue Shield of Illinois
- Blue Cross and Blue Shield of Kansas

- Priority Health
- MVP Health Care
- Renown Health
- Blue Cross and Blue Shield of New Mexico
- Blue Cross and Blue Shield of Texas
- Blue Cross and Blue Shield of Alabama
- Community Health Options
- Blue Cross and Blue Shield of Massachusetts
- Blue Cross and Blue Shield of Oklahoma

To procure a Fitness Court® and participate in the campaign, an organization must complete a formal application and be approved for funding and participation. Each partner organization that succeeds in submitting a successful application is eligible to receive a variable Grant Award based on application merit which is deducted from the funds required for the NFC program from sponsors of the National Fitness Campaign.

This funding is administered in the preferred method of receipt for each partner organization. Methods include a credit on final invoices for remaining funding, and direct grant disbursements provided by National Fitness Campaign.

This funding is available for a limited number of partners in each state on an annual basis, and is awarded based on merit of application from a qualified site partner, including the requirement for the Fitness Court to build in a publicly accessible location that is highly visible, active, accessible to the community, and connected to pedestrian infrastructure.

For more information, refer to the “NFC Organization Overview and Grant Funding Summary, and see: <https://nationalfitnesscampaign.com/grants>

No other vendor, distributor or organization makes these materials available for procurement by any city, school, or organization. They must be acquired from National Fitness Campaign LP. If you have further questions regarding this sole source letter or require additional information, please contact us per the information provided on this letterhead.

Sincerely,



Mitch Menaged, Founder and Director
National Fitness Campaign LP

United States of America
United States Patent and Trademark Office

THE FITNESS COURT

Reg. No. 4,307,958

Registered Mar. 26, 2013

Int. Cl.: 41

SERVICE MARK

PRINCIPAL REGISTER

MITCH MENAGED (UNITED STATES INDIVIDUAL)
1740 KEARNY STREET
SAN FRANCISCO, CA 94133

FOR: PROVIDING OUTDOOR FACILITIES FOR RECREATION ACTIVITIES AND BODY BUILDING, IN CLASS 41 (U.S. CLS. 100, 101 AND 107).

FIRST USE: 0-0-1979; IN COMMERCE 0-0-1979.

THE MARK CONSISTS OF STANDARD CHARACTERS WITHOUT CLAIM TO ANY PARTICULAR FONT, STYLE, SIZE, OR COLOR.

SEC. 2(F).

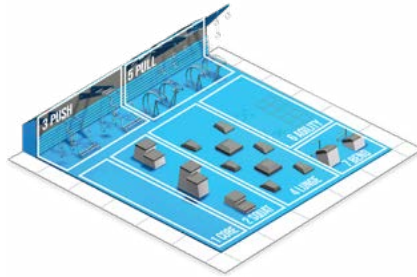
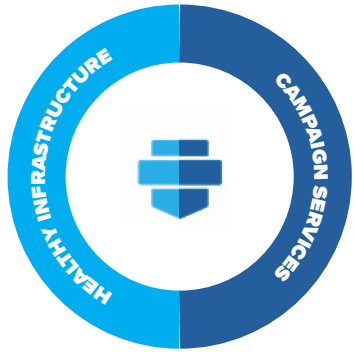
SER. NO. 85-600,534, FILED 4-17-2012.

KIMBERLY FRYE, EXAMINING ATTORNEY



Lisa Stewart
Acting Director of the United States Patent and Trademark Office

NFC : COMPREHENSIVE PROGRAM
CAMPAIGN SUMMARY



FITNESS COURT

21st Century Healthy Infrastructure

National Fitness Campaign's Fitness Court is the centerpiece to its holistic health and wellness initiative. The Fitness Court is an outdoor bodyweight circuit training center with functional fitness DNA. The best-in-class system provides a full-body workout to adults of all ability levels. With 7 functional fitness zones, the Fitness Court can be used in thousands of ways. The Fitness Court is the world's best outdoor gym!



7 Minutes 7 Movements



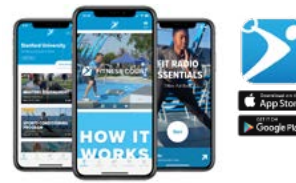
Strategic Planning Studies

Strategic Planning & Feasibility Study, Site Design Consulting



Campaign Funding Support

Sponsor Strategy, Best Practices, National Installation Team Support



Fitness Court App

Free digital App Delivering Programming, Workouts & Content



Ambassador Training

NFC Fitness Court Ambassador Training ACE Certified (*America Council of Exercise*)



Launch & Public Relations

Featured Stories Highlighted through Press and Local Media



Annual Fitness Season

Spring/Summer/Fall national & local training, classes & challenges series



WORLD-CLASS TRAINING

SPRING

World-class training videos will available on the Fitness Court App.



WORLD-CLASS TRAINING

SUMMER

World-class training videos will available on the Fitness Court App.



CHALLENGE SERIES

FALL

The Fitness Season culminates with local, regional and national challenges for residents.

Made & Manufactured in the USA
 Designed by NFC in California.



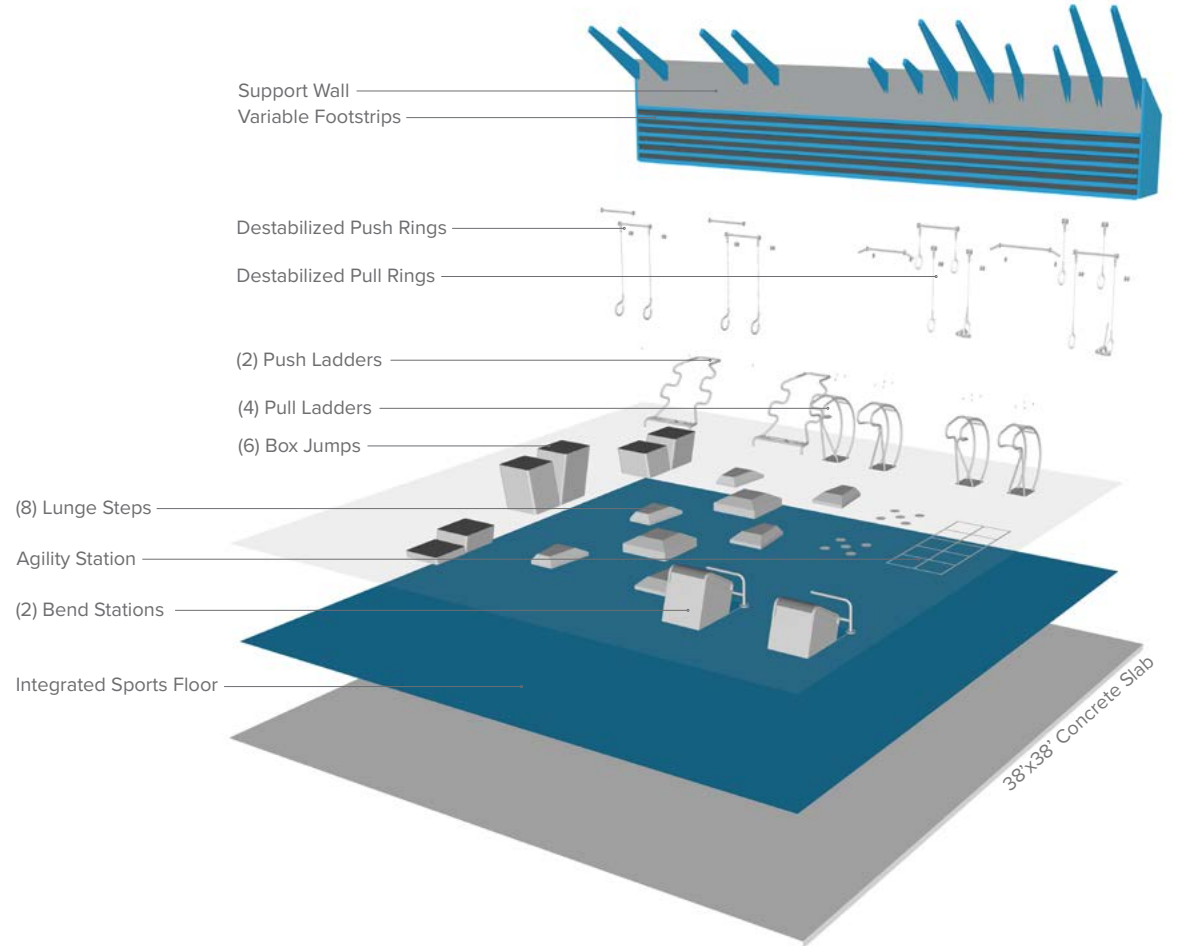
High Quality
 Dual-layer powder-coating
 carbon steel



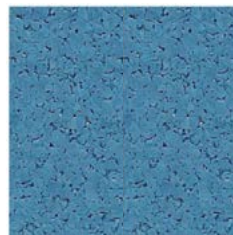
Durable Materials
 Tamper-resistant,
 galvanized & stainless
 steel bolts and fittings.



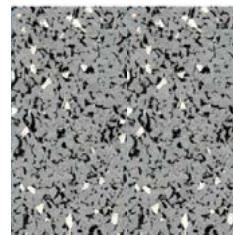
Best In Class
 Anti-graffiti laminate vinyl
 decals



Each Fitness Court® includes an integrated sports floor made from durable 2'x2' tiles which adhere directly to the concrete slab. Available in our standard NFC Blue or Grey to match any custom design.



Top (Blue Option)



Top (Grey Option)



Bottom



Reducer with Tile



Reducer



PROGRAM SUMMARY: All items and services below are delivered to approved partners as part of the Campaign.

HEALTHY INFRASTRUCTURE



FITNESS COURT®

Fitness Court® Description:

32'x35' outdoor bodyweight circuit training system with the following components:

- Seven station circuit training system providing full-body workout modules
- Fitness Court® body-weight training wall - 32'W x 2'D x 6' H with custom graphics
- Thirty pieces of body-weight fitness elements for simultaneous use by 28 users at one time. Fitness Elements anchored and grouped within seven stations.

- Bolts, attachments and anchors required for installation

Fitness Court Surface - Tile Surface Specifications

- Outdoor Sports Floor Size: 1,024 SF (32'x32')
- Color: NFC Blue
- Thickness: 1" Tiles
- ADA Border Included

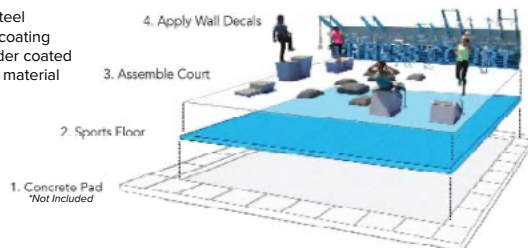
Fitness Court Specifications:

- All structural components are made from high-grade carbon steel
- Structural components receive high-grade dual layer powder coating
- All cladding (skins) made from high-grade aluminum and powder coated
- Graphics and signage printed with anti-graffiti over-lamination material
- Manufactured in the United States
- Resilient to heavy, repeated daily use
- Over 30 individual pieces of equipment
- Powder-Coated Structural Components
- Galvanized fittings and bolts - *included*
- Stainless steel cables
- Full installation guide provided
- Warranty through NFC

Warranty + Maintenance

- Made for all climates
- Almost no moving parts (only cables)
- Equipment is anchor bolted into concrete
- Replacement parts available through NFC
- No requirement for disassembly in winter
- Maintenance guide, including touch-up paint & necessary tooling included

See Official Warranty for Full Coverage Detail



HEALTHY INFRASTRUCTURE DESIGN SERVICES

Strategic Planning & Feasibility Study

- City-wide impact analysis and master plan integration plan
- Site Design and Visibility Analysis

Custom Fitness Court Design Services & Construction & Installation Support

- Customized Fitness Court powder-coating and decal design - no two Fitness Courts are the same!
- Stamped and certified design plans, concrete slab drawings, and contractor management are provided by the NFC Activation Team. With all ready-to-build plans included, most installations require less than 90 days to complete from ground-breaking to launch.
- NFC National Installation Partner Access (contracted separately)

GRANT FUNDING, CONSENSUS BUILDING, SPONSOR SUPPORT

NFC Grant Funding Qualification

- Access to qualify for NFC's Grant Funding through NFC's national partners to support seeding the program.

Consensus Building Consulting

- NFC has industry experts in project management, and from conception through execution, they will collaborate on an average of 2 intensive monthly planning calls to drive success.

Sponsor Strategy Consulting Support

- Custom renderings can be provided by NFC Design Team to support outreach to local sponsors and partners. Slide presentations can be provided for in-person meetings and internal stakeholder consensus-building.

CAMPAIGN SERVICES



FITNESS COURT® APP

The Fitness Court App

Free mobile app for iOS / Android teaches proper use, routines and challenges to all users

- **Learn the Moves:** Discover the Fitness Court®'s 7 Movements — Core, Squat, Push, Lunge, Pull, Agility and Bend — to challenge and strengthen your body. Beginner, intermediate and advanced training videos demonstrate how users of any age or ability can use the Fitness Court®.
- **Health Kit:** Track personal health stats directly on the Fitness Court app. Statistics include: steps taken, average heart rate, time spent on the Fitness Court® and total calories burned.
- **Find Your Fitness Court®:** Search for your local Fitness Court® with the new Fitness Court® interactive map.
- **Train:** Take curated classes from one of our professional coaches. Classes are for adults of all levels and abilities.

CERTIFIED AMBASSADOR TRAINING

Programming and Training Tools

Fitness Court® Ambassadors build and sustain a healthy culture around The Fitness Court® ecosystem

- **Learn:** education modules provided by the NFC Training Team offered remotely, and provide a range of class templates, coaching tips and more to qualified Ambassadors.
- **Train:** classes, clinics and challenges led by Ambassadors, that engage all ages and fitness levels. These guided workout options expand the user community and increase long-term usage and adoption.
- **Share:** continuous online and print storytelling, engagement and social connection further build out a healthy culture on each Fitness Court®.

MEDIA, PRESS, & PROMOTIONS

Promotions and Marketing Package

Media support and community engagement materials excite users and strengthen program adoption

- **Grant Announcement Kit:** promote the development of the program in your community with NFC support through traditional and social media channels - including a custom Press Release and outreach planning tools.
- **Launch Event Promotions Toolkit:** announce the launch of the Fitness Court® on traditional media channels with a separate customized press release, outreach support and uniquely branded assets for social media.
- **NFC Website Feature Story:** NFC-hosted custom storytelling showcases the partnership and program development in your community.
- **Fitness Court® Gear:** gear and giveaways nurture Ambassador relationships, honor stakeholders and excite event attendees, to amplify launch activities.
- **Opening Day Launch Support:** NFC provides event management templates, guidance for launch event planning, and custom promotional materials (flyers, media assets).

FITNESS COURT™

SCHEMATIC DESIGN SET



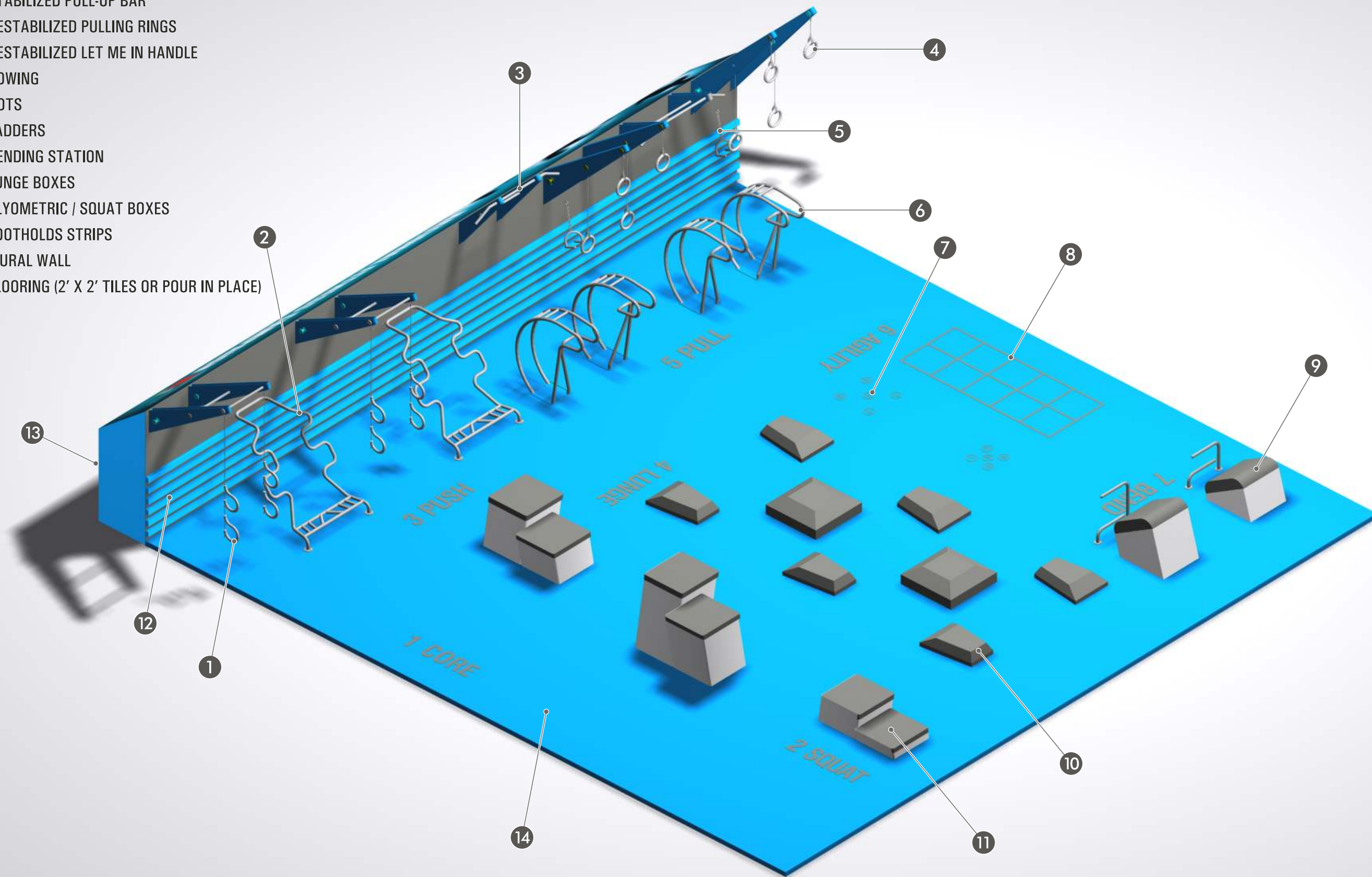
NATIONAL FITNESS CAMPAIGN

NOT FOR CONSTRUCTION

DATE
DESIGN NUMBER 565382
ARCHIVE NUMBER
SHEET FC 01



- 1 DESTABILIZED PUSHING RINGS
- 2 STABILIZED FREEFORM PUSHING BARS
- 3 STABILIZED PULL-UP BAR
- 4 DESTABILIZED PULLING RINGS
- 5 DESTABILIZED LET ME IN HANDLE
- 6 ROWING
- 7 DOTS
- 8 LADDERS
- 9 BENDING STATION
- 10 LUNGE BOXES
- 11 PLYOMETRIC / SQUAT BOXES
- 12 FOOTHOLDS STRIPS
- 13 MURAL WALL
- 14 FLOORING (2' X 2' TILES OR POUR IN PLACE)



NATIONAL FITNESS CAMPAIGN

Body Weight Fitness

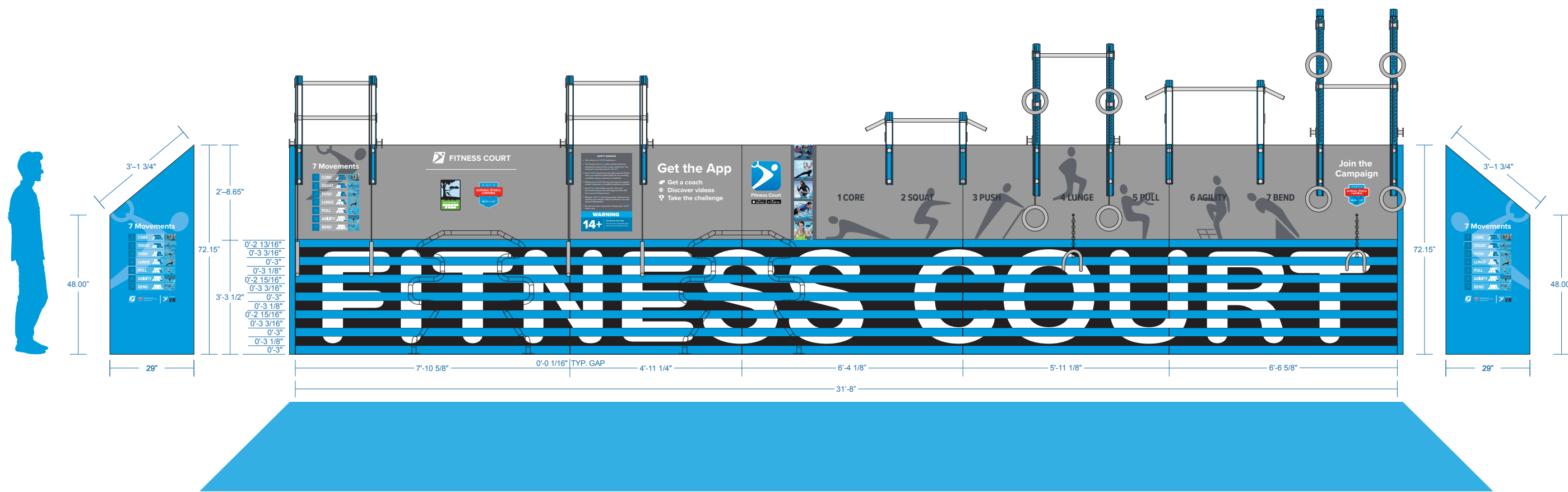
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DATE 06.30.17

DESIGN NUMBER 565382

ARCHIVE NUMBER

SHEET FC 02



NATIONAL FITNESS CAMPAIGN

NOTE: Sponsor Recognition shown for reference only. For Custom Decals, additional fee applies.

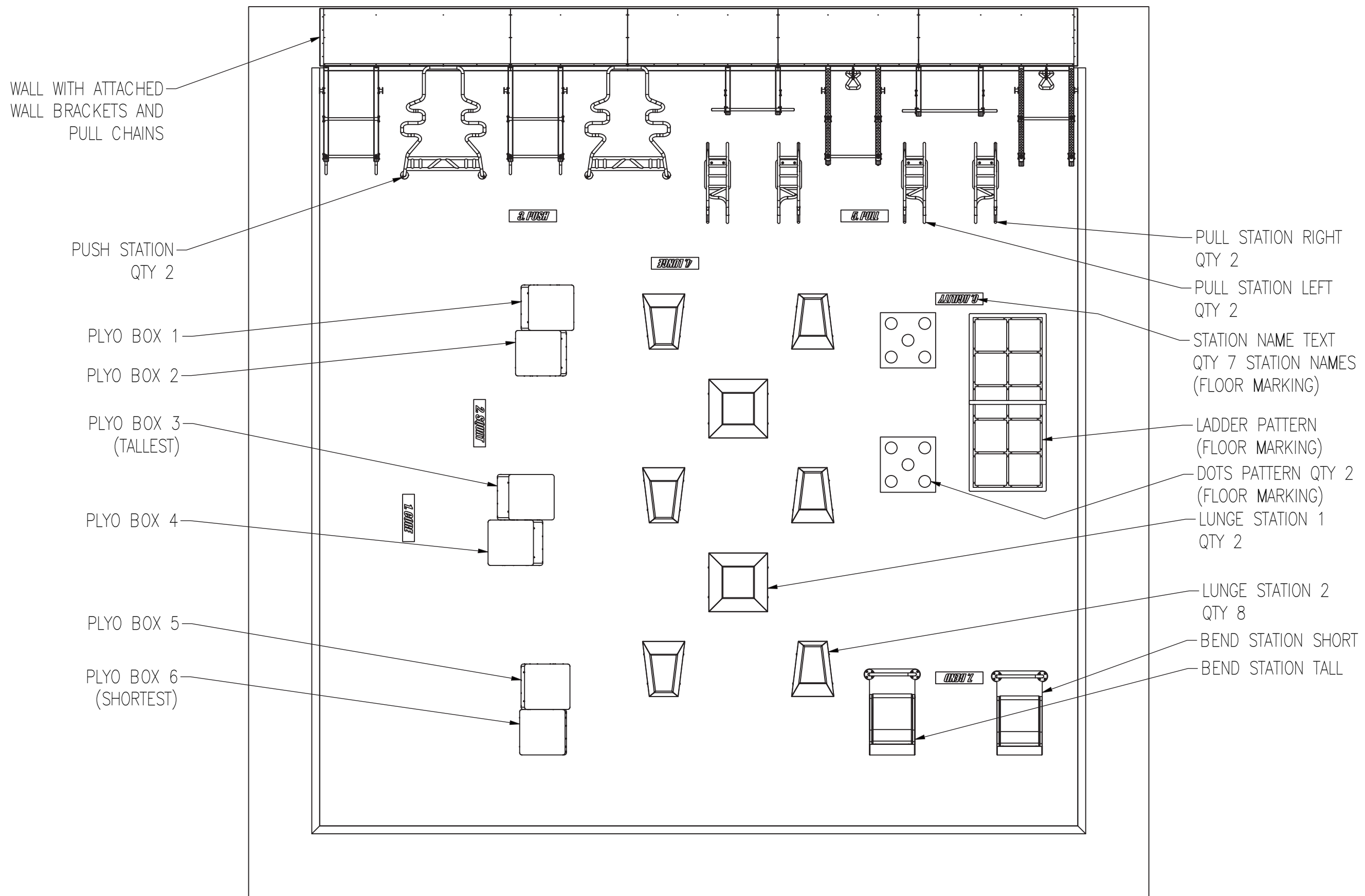
NFC FITNESS COURT SCHEMATIC ELEVATIONS

NOT FOR CONSTRUCTION

DATE	06.30.17
DESIGN NUMBER	565382
ARCHIVE NUMBER	
SHEET	FC 03



EQUIPMENT AND FLOOR MARKING LAYOUT



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NATIONAL FITNESS CAMPAIGN

DATE	06.30.17
DESIGN NUMBER	565382
ARCHIVE NUMBER	
SHEET	FC 04



★ EST. 1979 ★
**NATIONAL FITNESS
CAMPAIGN**
FITNESS COURT



NATIONAL FITNESS CAMPAIGN

SAN FRANCISCO, USA
NATIONALFITNESSCAMPAIGN.COM
INFO@NFCHQ.COM
(415) 702-4919

Town Council Action Report

April 20, 2026

Ordinance Approving an Amendment to the Town of Normal Uptown Renewal Tax Increment Redevelopment Project Area

Prepared By: Nik Duffle, Economic Development Director

Reviewed By: Pamela S. Reece, City Manager

Jason Querciagrossa, Corporation Counsel

Staff Recommendation: Approval

Attachments: Proposed Ordinance

Community Impact

A Tax Increment Financing (TIF) district is an economic development tool that helps communities reinvest in areas in need of redevelopment. Establishing the Uptown North TIF Redevelopment Project Area provides the Town of Normal the boundary area for the TIF district.

Budget Impact

N/A

Strategic Alignment



Background

The Town is looking to establish a new TIF district (Uptown North TIF) and redevelopment plan for a portion of Uptown. Part of that process requires that the Town Council remove parcels from the existing TIF (Downtown TIF) before acting on the ordinances to create a new district.

Removing the parcels from the existing TIF allows for a new TIF district to assist with development of underutilized parcels by using the full life span of the TIF. The parcels being removed from the existing TIF district are as follows:

Parcels Being Removed

Parcel Number	Owner	Current Use
1428282018	Warren D Shanahan	Residence
1428282007	Christoper Mulligan, Jamie Wieland	Residence
1428282008	Sami Enterprises LLC	Residence
1428279017	Town of Normal	Ecology Action Center
1428426003	Busey Bank	Vacant Structure
1428430021	Gurpreet Singh Chabra	Vacant Structure
1428430022	Town of Normal	Vacant Land
1428430020	Town of Normal	Vacant Land
1428430019	Town of Normal	Vacant Land
1428430006	Town of Normal	Vacant Land
1428430016	Town of Normal	Vacant Land
1428435025	Town of Normal	Vacant Land
1428435028	Town of Normal	Vacant Land
1428435005	Town of Normal	Vacant Land
1428435029	Town of Normal	Vacant Land
1428435030	Town of Normal	Vacant Land
1428435027	Town of Normal	Vacant Land
1428435014	Town of Normal	Vacant Land
1428435004	Town of Normal	Vacant Land
1428283011	Town of Normal	Vacant Land
1428283010	Town of Normal	Vacant Land
1428283001	Town of Normal	Vacant Land
1428283003	Town of Normal	Vacant Land
1428435026	Town of Normal	Vacant Structure
1409200011	Town of Normal	Constitution Trail
1428430015	Town of Normal	Vacant Structure
1428430014	Town of Normal	Vacant Structure

Discussion

The proposed ordinance removes parcels from the existing TIF, allowing council to take action on the three upcoming ordinances to approve the new Uptown North TIF district.

Town staff support the proposed ordinance because it will provide new economic development opportunities for underutilized properties in the Uptown Normal, furthering the Town's commitment to reinvesting in its core business district.

Keywords: Tax Increment Finance District, Uptown, TIF District

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE TOWN OF NORMAL UPTOWN RENEWAL TAX INCREMENT REDEVELOPMENT PROJECT AREA

WHEREAS, On May 5, 2003, by ordinances 4868, 4869, and 4870, the Town of Normal adopted the Downtown Renewal Redevelopment Plan (the “**Plan**”), designated the Downtown Renewal Redevelopment Tax Increment Area (commonly referred to as the “**Uptown TIF**”), and adopted Tax Increment Financing, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended, 65 ILCS 5/11-74.4-1 *et. seq.* (the “**Act**”).

WHEREAS, The Town changed the name from “Downtown” to “Uptown” on November 20, 2006, and that change in terminology has been used in subsequent amendments.

WHEREAS, Pursuant to the Act, the Town has amended the Plan from time to time to make changes deemed necessary.

WHEREAS, The Town desires to amend the Uptown TIF boundary by removing property and rights-of-way therefrom to establish a new TIF redevelopment project area to be identified as the Uptown North TIF Redevelopment Project Area.

WHEREAS, §11-74.4-5(c) of the Act provides that a redevelopment plan and project area may be amended, provided that changes which do not:

- (1) Add additional parcels of property to the proposed redevelopment project area;
- (2) Substantially affect the general land uses proposed in the redevelopment plan;
- (3) Substantially change the nature of the redevelopment project;
- (4) Increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) Add additional redevelopment costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or
- (6) Increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in §11-74.4-6 of the Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the Interested Parties Registry, as per §11-74.4-4.2, and by publication in a

newspaper of general circulation within the affected taxing districts. Such notice by mail and publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

WHEREAS, The change to the Uptown TIF boundary involves the removal of property and may be made without further hearing and related notices and procedures.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to amend the Uptown TIF.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The parcels listed in Exhibit A are removed from the Uptown TIF Project Area.

SECTION 2. The new boundary of the Uptown TIF Project Area is described in Exhibit B.

SECTION 3. The Clerk is directed to notify the County Clerk of this amendment.

SECTION 4. The Clerk, or her designee, is directed, within 10 days from the date of passage and approval, to give notice of the passage of this ordinance by mail to each affected taxing district and registrant on the Interested Parties Registry and publish said notice in a newspaper of general circulation within the affected taxing districts.

SECTION 5. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 6. All ordinances or parts thereof in conflict herewith are repealed.

SECTION 7. This ordinance shall be in full force and effect immediately upon its passage.

SECTION 8. This ordinance is adopted under the Home Rule Authority, granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970, and the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*).

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on _____, 2026, with _____ voting aye; _____ abstaining; _____ voting nay; and _____ absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy				Councilman Byars			
Councilman Preston				Councilman Roberge			
Councilwoman Lorenz				Mayor Koos			
Councilwoman Smith							

This ordinance was approved by the President on _____, 2026.

This ordinance was published in pamphlet form on _____, 2026.

EXHIBIT A

PARCELS TO BE REMOVED FROM UPTOWN TIF

14-28-282-018	14-28-435-029
14-28-282-007	14-28-435-030
14-28-282-008	14-28-435-027
14-28-279-017	14-28-435-014
14-28-426-003	14-28-435-004
14-28-430-021	14-28-283-011
14-28-430-022	14-28-283-010
14-28-430-020	14-28-283-001
14-28-430-019	14-28-283-003
14-28-430-006	14-28-435-026
14-28-430-016	14-09-200-011
14-28-435-025	14-28-430-015
14-28-435-028	14-28-430-014
14-28-435-005	

EXHIBIT B**LEGAL DESCRIPTION OF AMENDED UPTOWN TIF DISTRICT**

The amended boundaries of the Uptown TIF district are as follows:

Beginning at the southeast corner of parcel 14-28-255-026, proceed south along the western edge of the right of way (ROW) on Fell Ave to the eastern-most southeast corner of parcel 14-28-403-014, then southwest along the northern edge of the ROW on Beaufort St. to the southwest corner of parcel 14-28-401-003, then southwest approximately 250 feet along the southern edge of parcel 14-28-401-004, then southeast to the northwest corner of parcel 14-28-506-003, then northeast approximately 150 feet along the northern edge of parcel 14-28-506-003, then southeast across parcel 14-28-506-003 to the northwest corner of parcel 14-28-455-001, then south to the southwest corner of parcel 14-28-455-001, then east to the southeast corner of parcel 14-28-455-001, then south to the southwest corner of parcel 14-28-455-009, then east to the southeast corner of parcel 14-28-455-010, then north to the southwest corner of parcel 14-28-455-011, then east to the southeast corner of parcel 14-28-455-011, then south to the southwest corner of parcel 14-28-455-013, then east to the southeast corner of parcel 14-28-455-020, then northeast to the southwest corner of parcel 14-28-458-001, then east to the southeast corner of parcel 14-28-458-001, then south to the southwest corner of parcel 14-28-458-003, then east to the southeast corner of parcel 14-28-458-005, then northeast to the southwest corner of parcel 14-28-477-001, then east to the southeast corner of parcel 14-28-477-001, then south to the southwest corner of parcel 14-28-477-006, then east to the southeast corner of parcel 14-28-477-006, then northeast to the northwest corner of parcel 14-28-481-005 then east to the northeast corner of parcel 14-28-481-005, then south to the southwest corner of parcel 14-28-481-002, then east to the southeast corner of parcel 14-28-481-003, then north to the southwest corner of parcel 14-28-481-011, then east to the southeast corner of parcel 14-28-481-011, then south to the southeast corner of parcel 14-28-481-010, then east to the southwest corner of parcel 14-28-485-014, then east to the southeast corner of parcel 14-28-485-002, then north to the southwest corner of parcel 14-28-485-004, then east to the southeast corner of parcel 14-28-485-004, then northeast to the southwest corner of parcel 14-27-355-001, then east to the southeast corner of parcel 14-27-355-001, then southeast to the farthest south point of parcel 14-27-355-003, then northeast along the eastern edge of parcel 14-27-355-003 to the center of the ROW on Vernon Ave., then northeast to the southwest corner of parcel 14-27-353-004, then northeast to the north corner of parcel 14-27-353-004, then north to the northeast corner of parcel 14-27-353-003, then west to the southeast corner of parcel 14-27-353-001, then north to the northeastern corner of 14-27-353-001, then northeast to the southwest corner of 14-27-353-023, then north along the eastern edge of the ROW on Oak St. to the southwest corner of parcel 14-27-309-004, then west along the northern edge of the ROW on Phoenix Ave. to the southwest corner of parcel 14-27-308-004, then north along the eastern edge of the ROW on Linden St. to the northwest corner of parcel 14-27-308-009, then east along the southern edge of the ROW on Taylor St. to the northwest corner of

parcel 14-27-309-001, then north along the eastern edge of the ROW on Oak St. to the northwest corner of parcel 14-27-307-009, then east along the southern edge of the ROW on Dewey St. to the northwest corner of parcel 14-27-312-001, then north along the eastern edge of the ROW on Walnut St. to the northwest corner of parcel 14-27-304-014, then north to the southwest corner of 14-27-168-001, then generally northwest along a line 33 feet north of and parallel to the centerline on Mulberry St., as described in Doc. 77-18180, to the point directly south of the southwest corner of parcel 14-27-160-002, then north to the southwest corner of parcel 14-27-160-002, then north along the eastern edge of the ROW on Oak St. to the southwest corner of parcel 14-27-156-005, then west to the southwest corner of parcel 14-27-155-007, then south to the northwest corner of parcel 14-27-159-009, then south to the northeast corner of parcel 14-27-159-006, then west to the northwest corner of 14-27-159-005, then southwest to the northeast corner of 14-28-282-014, then west to the northwest corner of parcel 14-28-282-014, then north approximately 150 feet along the eastern edge of the alley to the southern edge of the ROW on Cherry St., then west along the southern edge of the ROW on Cherry St. to the western edge of the alley, then south to the northeast corner of parcel 14-28-282-011, then west to the northwest corner of parcel 14-28-282-009, then south to the northwest corner of parcel 14-28-283-005, then west to the northwest corner of parcel 14-28-283-002, then south to the southwest corner of parcel 14-28-283-002, then west to the northwest corner of parcel 14-28-283-004, then south to the southwest corner of parcel 14-28-283-004, then east to a point along the south line of parcel 14-28-283-005, said point being the intersection with the northerly prolongation of the west line of parcel 14-28-435-004, then south to the southeast corner of parcel 14-28-435-004, then southwest to the southwest corner of parcel 14-28-435-005, then south to the northwest corner of parcel 14-28-435-026, then northeast to the northwest corner of parcel 14-28-435-009, then southeast to the southwest corner of parcel 14-28-435-009, then southwest and west along the north ROW lines of E. Beaufort Street, Uptown Circle, and North Street to the southwest corner of parcel 14-28-430-014, then north along the west line of parcel 14-28-430-014 to its intersection with the south ROW line of the Broadway Avenue alley, then west along the south ROW line of the Broadway Avenue alley to a point on the east line of parcel 14-28-426-008, said point being the intersection of the prolongation of the south ROW line of the Broadway Avenue alley and said east line of parcel 14-28-426-008, then north to the southeast corner of parcel 14-28-426-003, then west to the southwest corner of parcel 14-28-426-003, then north to a point on the south line of parcel 14-28-279-016, said point being the intersection of said south line of parcel 14-28-279-016 and the prolongation of the west line of parcel 14-28-426-003, then east to the southwest corner of parcel 14-28-279-017, then north to the northwest corner of parcel 14-28-279-017, then east along the north line of parcel 14-28-279-017 to an angle point therein, then southeast along the north east line of parcel 14-28-279-017 to an angle point therein, then south to the southeast corner of parcel 14-28-279-017, then east to the southeast corner of parcel 14-28-279-021, then north along the west ROW line of the North Constitution Boulevard sidewalk to the northeast corner of parcel 14-28-279-020, then west to a point on the north line of parcel 14-28-279-018, said point being the intersection of the prolongation of the east line of

parcel 14-28-278-017 and north line of parcel 14-28-279-018, then north to the southeastern corner of parcel 14-28-278-017, then west to the Point of Beginning.

Town Council Action Report

April 20, 2026

Ordinance Approving the Tax Increment Redevelopment Plan and Project for the Uptown North TIF

Prepared By: Nik Duffle, Economic Development Director

Reviewed By: Pamela S. Reece, City Manager

Jason Querciagrossa, Corporation Counsel

Staff Recommendation: Approval

Attachments: Proposed Ordinance; Redevelopment Project Area Boundary Map; [Draft Uptown North TIF Redevelopment Plan](#)

Community Impact

A Tax Increment Financing (TIF) district is an economic development tool that helps communities reinvest in areas in need of redevelopment. Establishing the Uptown North TIF Redevelopment Plan and Project provides the Town of Normal with a framework to guide priority investments, support redevelopment activities, and strategically utilize incentives and programs that ultimately encourage new development and reinvestment within the district.

Budget Impact

N/A

Strategic Alignment



Background

The Town is looking to establish a new TIF district and redevelopment plan for a portion of Uptown. Part of that process requires that the Town Council approve the TIF redevelopment plan and project for the new district.

In 2025, the Town engaged PGAV, the Town's TIF consultant, to evaluate and draft a redevelopment project plan for a new TIF District in Uptown Normal. The proposed district is comprised of lots north of the roundabout (i.e. east and west sides of Constitution Boulevard),

continuing north to Mulberry Street, to the west to the currently vacant Frontier property, down Mulberry, then across to the former Busey and Commerce bank properties.

The project area contains approximately 24 acres including street rights-of-way, or 7 acres removing the rights-of-way, and 29 parcels of real property. The area is mostly built out but consists of vacant buildings and 2.6 acres of parking that is prime for development. Many of the parcels and rights-of-way in the area exhibit signs of deteriorated site improvements, such as cracked or broken pavement and parking lots, thus making the area eligible for TIF districting.

The general objectives of this Plan are as follows:

1. To alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, utilities, sidewalks, streets, and lighting.
2. Enhance the tax base for the Town and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the Town.

If the Uptown North TIF is ultimately approved, the Town would plan to keep the existing TIF active (originally adopted as Downtown TIF), while removing the overlying parcels from this existing Downtown TIF and including them in the new Uptown North TIF. The Town will issue payments to the taxing bodies for the property tax increment, as planned when the Town extended the life of the TIF in 2018. By taking this step, all taxing bodies would benefit from the growth in EAV of the currently developed uptown TIF, as expected.

Discussion

The proposed ordinance marks the first step of three for the final approval of the Uptown North TIF district.

On December 16, 2025, the joint review board, comprised of affected taxing bodies, unanimously voted to recommend approval of the new TIF district and redevelopment plan allowing for a public hearing to be held. On January 20, 2026, prior to regular council meeting, Town Council hosted a public hearing as required, and there was no public comment.

All statutory procedures have been met in order to approve the Uptown North Tax Increment Redevelopment Plan.

Town staff support the proposed ordinance because it will provide new economic development opportunities for underutilized properties in the Uptown Normal, furthering the Town's commitment to reinvesting in its core business district.

Keywords: Tax Increment Finance District, Uptown, TIF District

ORDINANCE NO. _____

ORDINANCE APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE UPTOWN NORTH TIF

WHEREAS, The Town of Normal desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.*, as amended (the "**TIF Act**"), for the proposed Redevelopment Plan and Project (the "**Plan**") within the municipal boundaries of the Town of Normal and within the Uptown North TIF Redevelopment Project Area (the "**Project Area**") as described in Exhibit A, which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, The Plan was made available for public inspection at the Town Clerk's office on November 21, 2025.

WHEREAS, On December 1, 2025, by Ordinance 6041, the Town Council set January 20, 2026, as the date for the public hearing on the Plan, with the time and place of such hearing identified in said ordinance.

WHEREAS, Due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on December 2, 2025, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the Town concerning the Project Area.

WHEREAS, Due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on December 2, 2025, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the Town determined are located within 750 feet of the boundaries of the Project Area.

WHEREAS, Pursuant to Section 11-74.4-5 of the TIF Act, the Town Council caused a public hearing to be held relative to the Plan and the designation of the Project Area on January 20, 2026, at Normal City Hall.

WHEREAS, Due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on December 2, 2025; by publication on December 19, 2025, and December 31, 2025; and by certified mail to property owners within the Project Area on December 29, 2025.

WHEREAS, The Plan sets forth the factors constituting the need for abatement of conditions within the Project Area that have led to blight or may lead to blight, and the Town Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is

generally informed of the conditions in the Project Area as the term “conservation area” is defined in the TIF Act.

WHEREAS, The Town Council has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area, as a whole, without the adoption of the Plan for the Project Area.

WHEREAS, The Town Council has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property in the Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, The City Council has reviewed the proposed Uptown North TIF Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The Town Council of the Town of Normal makes the following findings:

- A. The area constituting the Project Area in the Town of Normal, Illinois is described in Exhibit A, which is attached hereto and made a part hereof.
- B. Conditions exist enabling the Project Area to be designated a “redevelopment project area” and classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the TIF Act.
- C. The Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- D. The Plan for the Project Area conforms to the Comprehensive Plan for the development of the Town as a whole.
- E. The parcels of real property in the Project Area are contiguous and only those contiguous parcels of real property that will be substantially benefited by the proposed redevelopment project are included in the Project Area.
- F. The estimated date for the completion of the redevelopment project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the Town Treasurer as provided in

subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Project Area is adopted.

SECTION 2. The Tax Increment Financing Redevelopment Plan and Project for the Uptown North TIF Redevelopment Project Area, the subject matter of the hearing held on January 20, 2026, is adopted and approved. A copy of the Redevelopment Plan and Project, marked as Exhibit B, is attached hereto and made a part hereof.

SECTION 3. All ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 4. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 5. This ordinance will become effective 10 days after the date of its publication.

SECTION 6. This ordinance is adopted under the Home Rule Authority, granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970.

APPROVED:

 President of the Board of Trustees
 Town of Normal, Illinois

ATTEST:

 Town Clerk
 (seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on _____, 2026, with _____ voting aye; _____ abstaining; _____ voting nay; and _____ absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy				Councilman Byars			
Councilman Preston				Councilman Roberge			
Councilwoman Lorenz				Mayor Koos			
Councilwoman Smith							

This ordinance was approved by the President on _____, 2026.

This ordinance was published in pamphlet form on _____, 2026.

EXHIBIT A**LEGAL DESCRIPTION OF UPTOWN NORTH TIF DISTRICT**

The boundaries of the proposed TIF district are as follows:

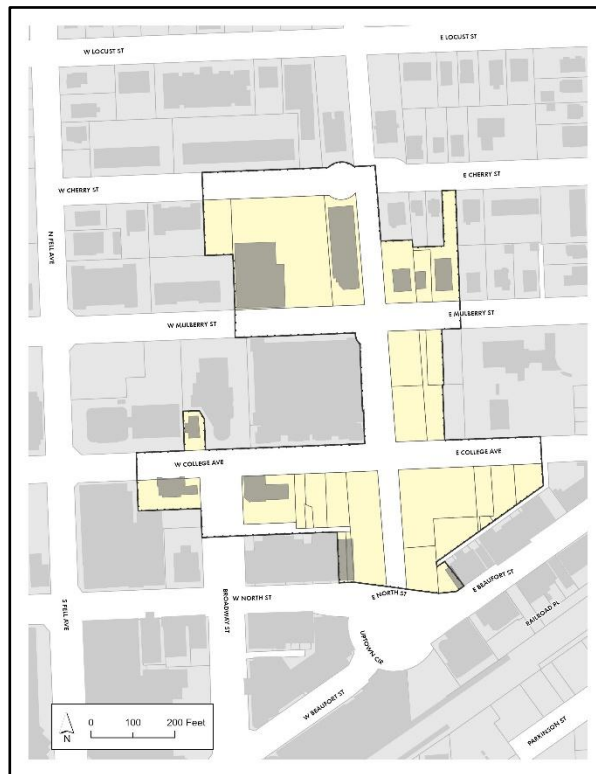
Beginning at the Southwest Corner of parcel 14-28-430-014; thence Northerly along the West line of said parcel 14-28-430-014 to its intersection with the South ROW line of the Broadway Avenue alley; thence Westerly along the South ROW line of the Broadway Avenue alley to a point on the East line of parcel 14-28-426-008, said point being the intersection of the prolongation of the South ROW line of the Broadway Avenue alley and said East line of said parcel 14-28-426-008; thence Northerly along the West ROW line of Broadway Avenue to the Southeast Corner of parcel 14-28-426-003; thence Westerly along the South line of said parcel 14-28-426-003 to the Southwest Corner thereof; thence Northerly along the West line of said parcel 14-28-426-003 to a point on the South line of parcel 14-28-279-016, said point being the intersection of said South line of parcel 14-28-279-016 and the prolongation of the West line of parcel 14-28-426-003; thence Easterly to the Southwest Corner of parcel 14-28-279-017; thence Northerly to the Northwest Corner of parcel 14-28-279-017; thence Easterly along the North line of parcel 14-28-279-017 to an angle point therein; thence Southeasterly along the Northeasterly line of parcel 14-28-279-017 to an angle point therein; thence Southerly along the East line of parcel 14-28-279-017 to the Southeast Corner thereof; thence Easterly along the North line of the W. College Avenue ROW to the Southeast Corner of parcel 14-28-279-021; thence Northerly along the West ROW line of the N. Constitution Boulevard sidewalk to the Northeast Corner of parcel 14-28-279-020; thence Westerly along the South ROW line of W. Mulberry Street to a point on the North line of parcel 14-28-279-018, said point being the intersection of the prolongation of the East line of parcel 14-28-278-017 and said North line of parcel 14-28-279-018; thence Northerly along the prolongation of the East line and the East line of parcel 14-28-278-017 to the Northeast Corner of said parcel; thence Westerly along the South line of parcel 14-28-278-007 to the Southwest Corner of said parcel; thence Northerly along the West line of parcel 14-28-278-007 to a point along the South line of parcel 14-28-277-015, said point being the intersection of said South line of parcel 14-28-277-015 with the Northerly prolongation of the West line of parcel 14-28-278-007; thence Easterly along the North ROW line of W. Cherry Street to the Northeast Corner thereof; thence Easterly to a point on the East line of parcel 14-09-200-011, said point being the intersection of the East line of said parcel 14-09-200-011 and the Easterly prolongation of the North ROW line of W. Cherry Street; thence Southerly along the East line of parcel 14-09-200-011 to the Northwest Corner of parcel 14-28-282-018; thence Easterly along the North line of parcel 14-28-282-018 to the Northeast Corner of said parcel; thence Southerly along the East line of parcel 14-28-282-018 to the Southwest Corner of parcel 14-28-282-002; thence Easterly along the South lines of parcels 14-28-282-002 and 14-28-282-003 to the Southeast Corner of said parcel 14-28-282-003; thence Northerly along the East line of parcel 14-28-282-003 to the Northeast Corner of said parcel; thence Easterly along the South ROW line of E. Cherry Street to the Northeast Corner of parcel 14-28-282-008; thence Southerly along the

East line of parcel 14-28-282-008 and continuing along the Southerly prolongation thereof to its intersection with the South ROW line of E. Mulberry Street; thence Westerly along the South ROW line of E. Mulberry Street to the Northwest Corner of parcel 14-28-283-002; thence Southerly along the West line of parcel 14-28-283-002 to the Southwest Corner of said parcel; thence Westerly along the North line of parcel 14-28-283-004 to the Northwest Corner of said parcel; thence Southerly along the West line of parcel 14-28-283-004 to the Southwest Corner of said parcel; thence Easterly along the North ROW line of E. College Avenue to a point on said North ROW line of E. College Avenue, said point being the intersection of the North ROW line of E. College Avenue and the prolongation of the East line of parcel 14-28-435-004; thence Southerly along the prolongation of the East line and the East line of parcel 14-28-435-004 to the Southeast Corner of said parcel; thence Southwesterly along the northerly ROW line of the E. College Avenue alley to the Southwest Corner of parcel 14-28-435-005; thence Southerly along the East line of parcel 14-28-435-025 to the Northwest Corner of parcel 14-28-435-026; thence Northeasterly along the Northerly line of parcel 14-28-435-026 to the Northeast Corner of said parcel; thence Southeasterly along the Easterly line of parcel 14-28-435-026 to the Southeast Corner of said parcel; thence Southwesterly and Westerly along the North ROW lines of E. Beaufort Street, Uptown Circle, and North Street, to the Point of Beginning.

EXHIBIT B
REDEVELOPMENT PLAN AND PROJECT

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT

UPTOWN NORTH TIF REDEVELOPMENT PROJECT AREA



PREPARED FOR:
Normal, Illinois

PREPARED BY:
PGAV PLANNERS
ST. LOUIS, MISSOURI

APRIL 16, 2026

ACKNOWLEDGMENTS

MAYOR

Chris Koos

TOWN COUNCIL

Andy Byars

Kathleen Lorenz

Kevin McCarthy

Scott Preston

Rory Roberge

Karyn Smith

CITY MANAGER

Pamela Reece

TOWN CLERK

Angie Huonker

ECONOMIC DEVELOPMENT DIRECTOR

Nik Duffle

LEGAL COUNSEL

Jason Querciagrossa

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APPENDIX 27

SECTION I – INTRODUCTION

The area being considered for designation as a tax increment financing (“TIF”) district is located in Normal (the “Town”), McLean County, Illinois: This area is generally bounded by W Cherry Street to the north, N Linden Street to the east, E Beaufort Street to the south, and N Fell Avenue to the west. The district lies within the Town Center, otherwise known as Uptown Normal. It includes portions of key corridors such as W College Ave, and W Mulberry St and is situated near prominent landmarks including the Uptown Normal Circle and the Children’s Discovery Museum. The district wraps around several blocks that contribute to the heart of Uptown Normal’s cultural and economic activity. The area is referred to herein as the Uptown North TIF Redevelopment Project Area (the “Project Area” or the “Area”). The boundaries of the Project Area are as shown in Figure A - Redevelopment Project Area Boundary on Page 4. Refer also to the legal description contained in the Appendix as Attachment A.

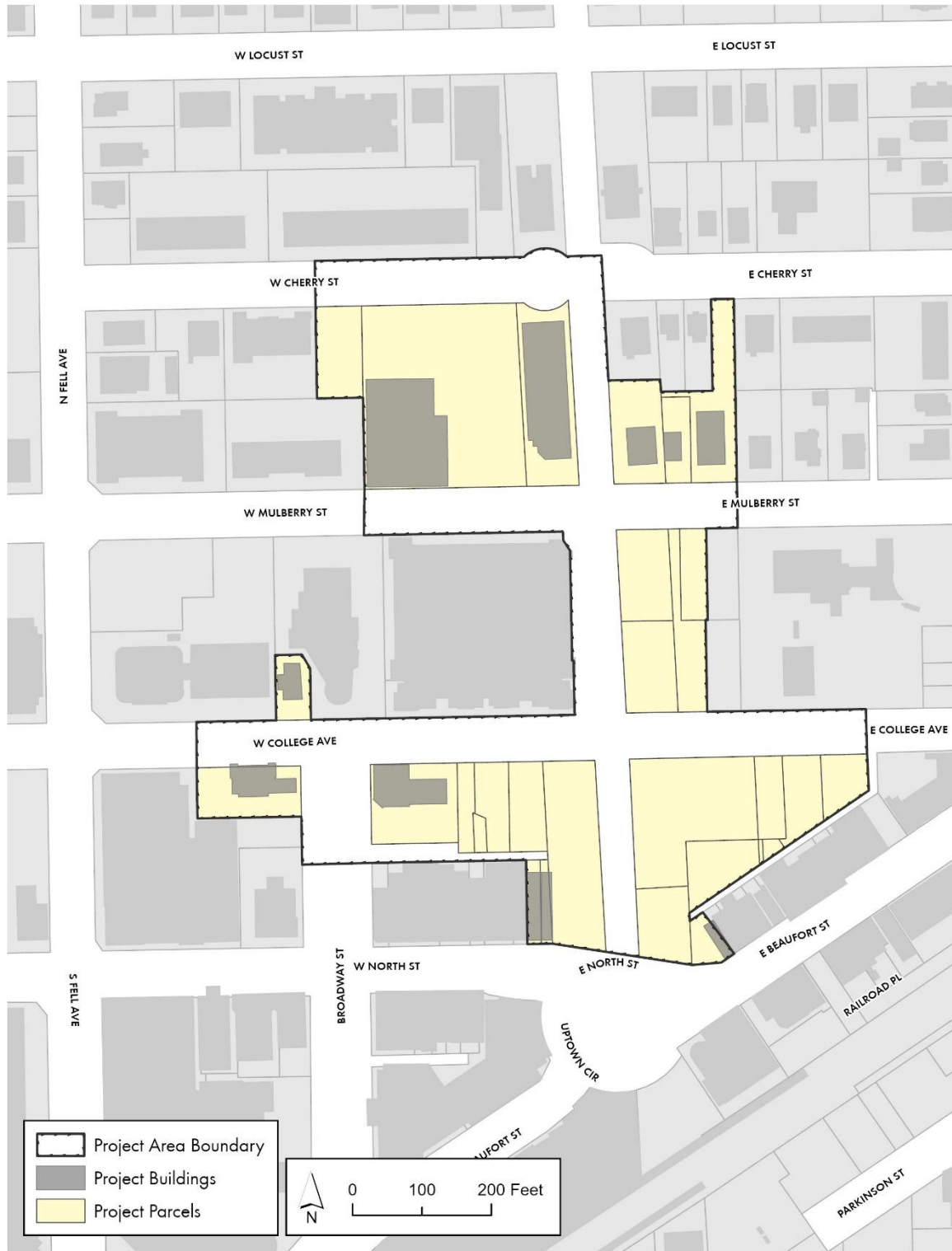
The Project Area contains approximately 24 acres, including street rights-of-way, or 7 acres less rights-of-way and 29 parcels of real property. The Project Area contains a parcel of real property that is used primarily as right of way and is owned by the Town of Normal. This parcel, PIN 1409200011, is not shown in the map exhibits or the body of the Plan, but it is listed and shown in Attachment C in the Appendix. The area is mostly built out but consists of 2.6 acres of parking lot that is prime for development. There are no vacant parcels. The majority of the parcels and rights-of-way in the Area exhibit signs of deteriorated site improvements, such as cracked or broken pavement and parking lots.

In total, approximately 2.6 acres of underdeveloped land could be transformed into vibrant, mixed-use developments featuring ground-floor retail or commercial space with market-rate apartments above. These projects aim to revitalize underutilized and deteriorated lots, bolster the local tax base, and provide new housing options. By replacing deteriorating parking lots with active, pedestrian-friendly development, the Town of Normal can create community assets that benefit both residents and the broader Uptown Normal area.

The Town may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the Town to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of ten (10) or more inhabited residential units. This certification is provided in Section III of this report.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

Figure A - Redevelopment Project Area Boundary



SECTION II – BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a combination of blighted and conservation areas.

Definition of a Blighted Area

The TIF Act states that a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

- 1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- 3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- 4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- 7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light

and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- 8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- 9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- 1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- 2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- 3) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
- 4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- 5) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.
- 6) The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- 1) The area consists of one or more unused quarries, mines, or strip mine ponds.
- 2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- 3) The area, prior to its designation, is subject to
 - a) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides

for facilities or improvements to contribute to the alleviation of all or part of the flooding

- 4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- 5) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- 6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

“**Conservation area**” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- 1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- 3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- 4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

- 7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- 8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- 9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer

Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Findings

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These include:

- 1) Contacts with Town officials that are knowledgeable about area conditions and history and age of buildings and site improvements.
- 2) On-site field examination of conditions within the Area on May 30, 2025, by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- 3) Use of definitions contained in the Act.
- 4) Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- 5) Examination of McLean County real property tax assessment records.

On May 30, 2025, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated in Figure B - Current Land Use on Page 11. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. Figure C - Existing Conditions on Page 12 shows the reasonable distribution of factors throughout the Area. Table 1 - Summary of Qualifying Factors on Page 13 provides a summary of the statutory factors used to justify the use of TIF in the Project Area. Table 2 - Comparison of EAV Growth Trends on Page 15 displays the difference in growth rates between the Project Area, the balance of the Town, and the Consumer Price Index for All Urban Consumers.

Figure B - Current Land Use

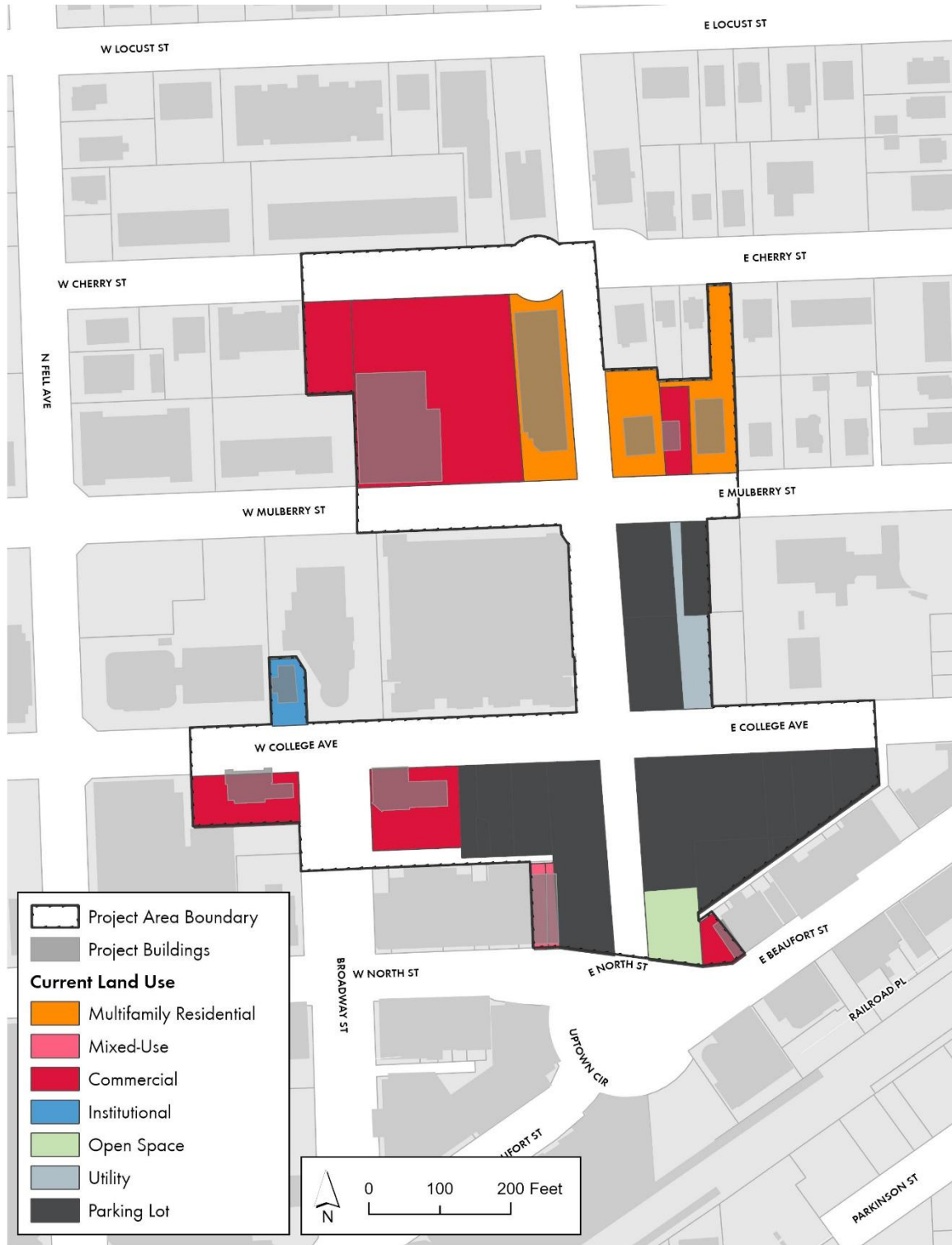


Figure C - Existing Conditions



Table 1 - Summary of Qualifying Factors

BASIC PROJECT AREA FACTS	TOTAL	%
Total parcels	30	
No. of improved parcels	29	96.7%
No. of vacant parcels	0	0.0%
No. of Right-of-Way parcels	1	3.3%
No. of buildings	11	
No. of buildings 35 years of age or older	8	72.7%
No. inhabited residential units	26	
IMPROVED LAND FACTORS		
No. of deteriorated buildings	5	45.5%
No. of parcels with deteriorated site improvements	26	89.7%
No. of improved parcels with either deteriorated site improvements or buildings	27	93.1%
No. of dilapidated buildings	0	0.0%
No. of obsolete buildings	0	0.0%
No. of structures below minimum code	0	0.0%
No. of buildings lacking ventilation, light or sanitation facilities	0	0.0%
No. of building with illegal uses	0	0.0%
No. of wholly or partially vacant buildings	6	54.5%
No. of improved parcels with excessive land coverage or overcrowding of structures	0	0.0%
Inadequate utilities	Yes	
Deleterious land use or layout	nd ¹	
Lack of community planning	nd ¹	
Environmental clean-up	nd ¹	
No. of taxable improved parcels	12	41%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete platting	nd ¹	
Diversity of ownership	nd ¹	
Tax delinquencies	nd ¹	
Vacant parcels with adjacent deterioration of structures or site improvements	0	0.0%
Environmental clean-up	nd ¹	
No. of taxable vacant parcels	0	0.0%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (1 or More):		
Unused quarry, mines, rail, etc.	nd ¹	
Blighted before vacant	nd ¹	
Chronic flooding	nd ¹	
Unused or illegal disposal site	nd ¹	

*Not determined.

Eligibility of Improved Parcels

Conservation Area Factor. Age of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area." As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater to meet this criterion. Currently, 8 out of 11 buildings in the District are 35 years of age or older. This represents 72.7% of buildings in the District. The age threshold is met for qualifying the improved properties within the Area as a conservation area.

Improved Land Factor 1. Deterioration: 26 out of 29 (89.7%) parcels show signs of deteriorated site improvements. There are 5 deteriorated buildings out of 11 total buildings (45.5%). Out of 29 total parcels, 27 exhibit either deteriorated site improvements or deteriorated buildings and that represents 93.1% of the total parcels in the District. Currently, 4 out of 13 (30.7%) rights-of-way are deteriorated. The majority of the parcels and rights-of-way in the Area exhibit signs of deteriorated site improvements such as cracked or broken pavement and parking lots.

Improved Land Factor 2. Inadequate Utilities: Most of the sanitary sewers in the area have adequate capacity for future development opportunities; however, the North Street alley sewer which serves buildings on the north side of North Street from Uptown Normal Circle to Broadway is in poor condition and requires replacement prior to development. Additionally, there may be connections to this line that require replacement, but their condition is unknown. Water infrastructure is adequate to meet current and future demands. Storm sewer and drainage utilities are needed for future development and proper grading is necessary to ensure a safe and efficient exit for excess storm runoff. Finally, it will be necessary to underground several segments of electricity and communication utilities to make way for new development. A letter from the Director of Public Works and Engineering can be found as Attachment D in the Appendix.

Improved Land Factor 3. Excessive Vacancies: 6 structures out of 11 total structures are wholly vacant. While only 6 out of 11 buildings are wholly vacant, a 54.5% vacancy rate is not a positive sign for the TIF area as a whole. Vacant buildings can influence the value of surrounding properties and fall into disrepair. PGAV considers excessive vacancy to be a contributing factor in qualifying the Project Area and it should be addressed as part of the TIF program.

Improved Land Factor 4. Declining or Sub-par Trend in Equalized Assessed Value: Of the previous five years, the Project Area's growth rate was less than the balance of the Town all five years. In comparison to Consumer Price Index (CPI) for All Urban Consumers, the Area's growth rate was less than CPI three of the past five years. Table 2 - Comparison of EAV Growth Trends on Page 15 shows how the Project Area's EAV compares to the remainder of the Town and the national Consumer Price Index for All Urban Consumers.

Table 2 - Comparison of EAV Growth Trends

Assessment Year	Project Area EAV *	EAV Declined?	Balance of Town**	Area Growth Rate Less Than Balance of Town?	Area Growth Rate Less Than CPI for All Urban Consumers?
2019	\$ 1,883,237		\$926,266,306		
2020	\$ 1,881,833		\$932,259,771		
Annual Percent Change	-0.1%	YES	0.6%	YES	YES
2021	\$ 1,899,483		\$956,159,171		
Annual Percent Change	0.9%	NO	2.6%	YES	YES
2022	\$ 1,942,308		\$1,027,971,910		
Annual Percent Change	2.3%	NO	7.5%	YES	YES
2023	\$ 2,182,732		\$1,236,999,076		
Annual Percent Change	12.4%	NO	20.3%	YES	NO
2024	\$ 2,534,952		\$1,449,304,004		
Annual Percent Change	16.1%	NO	17.2%	YES	NO

*Source: County Assessor

**Source: County Tax Computation Reports

SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the Uptown North TIF Redevelopment Project Area.

Objectives

The general objectives of this Plan are as follow:

1. To alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, utilities, sidewalks, streets, and lighting.
2. Enhance the tax base for the Town and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the Town.

General Land Uses to Apply

The general land uses to apply for the Area are shown in

Figure D - General Land Use Plan on Page 17.

Program to be Undertaken to Accomplish Objectives

The Town has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private and public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The Town will incorporate appropriate provisions within any redevelopment agreement entered into between the Town and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

Conformance with the Comprehensive Plan and Zoning Ordinance

The General Land Use Plan complies with the Future Land Use Map that is found in the 2017 Town of Normal Comprehensive Plan. Parcels located north of W Mulberry St within the district fall under the UIN 1 Neighborhoods designation on the Planning Framework Future Land Use Map, while those to the south are identified as part of the Town Center. The Comprehensive Plan calls for increasing development capacity on the remaining Uptown North Sites. The adoption of the Uptown North TIF will help the Town reach its potential for growth goals found in the Comprehensive Plan.

Figure D - General Land Use Plan



Redevelopment Project

Activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

In general, construction of new private buildings and the rehabilitation, renovation, and repair of existing private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, off-street parking, building demolition and site clearance, open space development, and marketing of properties, as well as other programs of financial assistance provided by the Town.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

To achieve the objectives of the Plan, land assembly by the Town and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the Town, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the Town hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of ten (10) or more inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the Town will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

Relocation Assistance:

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act,

“low-income households,” “very low-income households,” and “affordable housing” have the definitions set forth in the Illinois Affordable Housing Act.

Description of Redevelopment Project Costs

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act and may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

- 1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- a) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - b) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
 - 3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public

building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- 4) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
 - a) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - b) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- 6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
- 8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- 9) Payment in lieu of taxes [see Sec. 11-74.4-3 (m) of the Act];
- 10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs

- a) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
 - b) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- 11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
- 12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- 13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean

closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

14) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

- a) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- b) a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

Estimated Redevelopment Costs

Table 3 - Estimated Redevelopment Project Costs on Page 23 lays out estimated costs for redevelopment projects within the proposed TIF District. The estimated costs are split into several categories, including Public Works or Improvements, Building Rehabilitation/Retrofit, Interest Costs Incurred by Developers, and Property Assembly. The costs shown are not exact figures and may change slightly as redevelopment occurs.

Table 3 - Estimated Redevelopment Project Costs

Description	Estimated Cost ^{1, 2, & 3}
A. Public Works or Improvements	\$7,299,000
B. Property Assembly, Site Grading, & Acquisition	\$8,422,000
C. Building Rehabilitation/ Retrofit	\$14,037,000
D. Relocation costs	\$1,404,000
E. Taxing District Capital Costs	\$1,404,000
F. Job Training	\$1,123,000
G. Interest Costs Incurred by Developers (30% of interest costs)	\$16,844,000
H. Planning, Legal & Professional Services	\$2,807,000
I. General Administration	\$1,404,000
J. Financing Costs	\$1,404,000
K. Contingency	\$5,615,000
Total Estimated Costs ⁴	\$61,763,000

Notes:

1. All costs shown are in 2026 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Area, on the Whole, not Subject to Growth and Development

The properties in the Area have not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the properties to be added, the lack of investment is evident in the stagnate EAV values. Table 4 - EAV Trends (2019-2024) below provides evidence on assessed valuation that shows the properties in the Area have not been subject to a level of private investment that would result in valuation increases.

Table 4 - EAV Trends (2019-2024)

Category	2019 EAV	2024 EAV	Change	Percent Change	Annualized Percent Change
Project Area EAV*	\$ 1,883,237	\$ 2,534,952	\$ 651,715	34.6%	6.1%
CPI**	255.657	313.689	58.0	22.7%	4.2%
Balance of the Town***	\$ 926,266,306	\$ 1,449,304,004	\$ 523,037,698	56.5%	9.4%

*Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

**Consumer Price Index for All Urban Consumers. Source: U.S.Bureau of Labor Statistics

***Total Town EAV minus Project Area EAV

Would Not be Developed “but for” TIF

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the Town to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public funding through tax increment financing, the Town would not be able to redevelop and make improvements to the Area, and thus would not be able to attract new residents and businesses to the Area.

Assessment of Financial Impact

The Town and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the Town will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. Moreover, after the expiration of the TIF program, the

taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

Nature and Term of Obligations

Without excluding other methods of Town or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law. To be eligible for repayment of project costs, the Town Council shall first approve a redevelopment agreement detailing and approving the use of the tax increment financing and verifying its compliance with this Plan.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The Town may utilize revenues from any other source, including Town, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties in the Project Area

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$2,534,952. A list of the parcel identification numbers (PINs) and 2024 tax year EAV for the parcels in the Area are included in the Appendix as Attachment C. After the approval of the Plan by the Town, the Town will make a request to the County Clerk of McLean County to certify the base EAV for each parcel of real estate in the Area.

Estimate of Valuation After Redevelopment

Contingent on the adoption of this Plan and commitment by the Town to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$37,314,000. This projected value is based on a gradual increase in EAV over time as needed improvements are completed and property value growth approaches that of the rest of the Town.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action are the same as the Town's current policies.

Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the Town shall adhere to all reporting requirements and other statutory provisions.

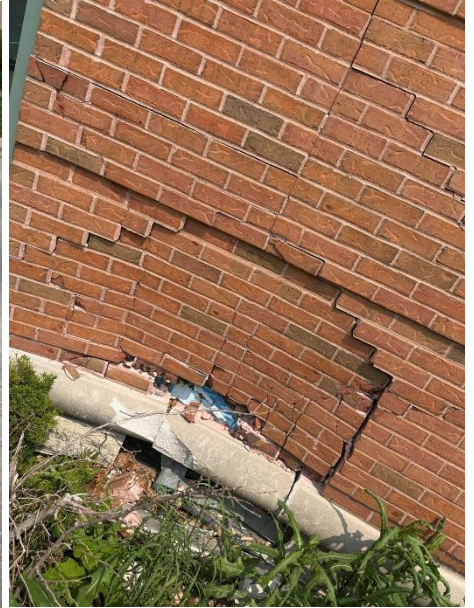
APPENDIX

Attachment A Legal Boundary Description

Beginning at the Southwest Corner of parcel 14-28-430-014; thence Northerly along the West line of said parcel 14-28-430-014 to its intersection with the South ROW line of the Broadway Avenue alley; thence Westerly along the South ROW line of the Broadway Avenue alley to a point on the East line of parcel 14-28-426-008, said point being the intersection of the prolongation of the South ROW line of the Broadway Avenue alley and said East line of said parcel 14-28-426-008; thence Northerly along the West ROW line of Broadway Avenue to the Southeast Corner of parcel 14-28-426-003; thence Westerly along the South line of said parcel 14-28-426-003 to the Southwest Corner thereof; thence Northerly along the West line of said parcel 14-28-426-003 to a point on the South line of parcel 14-28-279-016, said point being the intersection of said South line of parcel 14-28-279-016 and the prolongation of the West line of parcel 14-28-426-003; thence Easterly to the Southwest Corner of parcel 14-28-279-017; thence Northerly to the Northwest Corner of parcel 14-28-279-017; thence Easterly along the North line of parcel 14-28-279-017 to an angle point therein; thence Southeasterly along the Northeasterly line of parcel 14-28-279-017 to an angle point therein; thence Southerly along the East line of parcel 14-28-279-017 to the Southeast Corner thereof; thence Easterly along the North line of the W. College Avenue ROW to the Southeast Corner of parcel 14-28-279-021; thence Northerly along the West ROW line of the N. Constitution Boulevard sidewalk to the Northeast Corner of parcel 14-28-279-020; thence Westerly along the South ROW line of W. Mulberry Street to a point on the North line of parcel 14-28-279-018, said point being the intersection of the prolongation of the East line of parcel 14-28-278-017 and said North line of parcel 14-28-279-018; thence Northerly along the prolongation of the East line and the East line of parcel 14-28-278-017 to the Northeast Corner of said parcel; thence Westerly along the South line of parcel 14-28-278-007 to the Southwest Corner of said parcel; thence Northerly along the West line of parcel 14-28-278-007 to a point along the South line of parcel 14-28-277-015, said point being the intersection of said South line of parcel 14-28-277-015 with the Northerly prolongation of the West line of parcel 14-28-278-007; thence Easterly along the North ROW line of W. Cherry Street to the Northeast Corner thereof; thence Easterly to a point on the East line of parcel 14-09-200-011, said point being the intersection of the East line of said parcel 14-09-200-011 and the Easterly prolongation of the North ROW line of W. Cherry Street; thence Southerly along the East line of parcel 14-09-200-011 to the Northwest Corner of parcel 14-28-282-018; thence Easterly along the North line of parcel 14-28-282-018 to the Northeast Corner of said parcel; thence Southerly along the East line of parcel 14-28-282-018 to the Southwest Corner of parcel 14-28-282-002; thence Easterly along the South lines of parcels 14-28-282-002 and 14-28-282-003 to the Southeast Corner of said parcel 14-28-282-003; thence Northerly along the East line of parcel 14-28-282-003 to the Northeast Corner of said parcel; thence Easterly along the South ROW line of E. Cherry Street to the Northeast Corner of parcel 14-28-282-008; thence Southerly along the East line of parcel 14-28-282-008 and continuing along the Southerly prolongation thereof to its intersection with the South ROW line of E. Mulberry Street; thence Westerly along the South ROW line of E. Mulberry Street to the Northwest Corner of parcel 14-28-283-002; thence Southerly along the West line of parcel 14-28-283-002 to the Southwest Corner of said parcel; thence Westerly along the North line of parcel

14-28-283-004 to the Northwest Corner of said parcel; thence Southerly along the West line of parcel 14-28-283-004 to the Southwest Corner of said parcel; thence Easterly along the North ROW line of E. College Avenue to a point on said North ROW line of E. College Avenue, said point being the intersection of the North ROW line of E. College Avenue and the prolongation of the East line of parcel 14-28-435-004; thence Southerly along the prolongation of the East line and the East line of parcel 14-28-435-004 to the Southeast Corner of said parcel; thence Southwesterly along the northerly ROW line of the E. College Avenue alley to the Southwest Corner of parcel 14-28-435-005; thence Southerly along the East line of parcel 14-28-435-025 to the Northwest Corner of parcel 14-28-435-026; thence Northeasterly along the Northerly line of parcel 14-28-435-026 to the Northeast Corner of said parcel; thence Southeasterly along the Easterly line of parcel 14-28-435-026 to the Southeast Corner of said parcel; thence Southwesterly and Westerly along the North ROW lines of E. Beaufort Street, Uptown Circle, and North Street, to the Point of Beginning.

Attachment B
Photographic Evidence



Attachment C
PIN List and Locator Map

Locator ID	PIN	Owner	2024 EAV
1	1428278012	Frontier	350,387
2	1428278007	Frontier	25,579
3	1428278021	Huntington Suites LLC	1,246,464
4	1428282018	Warren D Shanahan	101,034
5	1428282007	Christopher Mulligan, Jamie Wieland	48,546
6	1428282008	Sami Enterprises LLC	146,685
7	1428279017	Town of Normal	-
8	1428426003	Busey Bank	189,424
9	1428430021	Gurpreet Singh Chabra	245,546
10	1428430022	Town of Normal	-
11	1428430020	Town of Normal	163
12	1428430019	Town of Normal	-
13	1428430006	Town of Normal	-
14	1428430016	Town of Normal	-
15	1428435025	Town of Normal	-
16	1428435028	Town of Normal	-
17	1428435005	Town of Normal	-
18	1428435029	Town of Normal	-
19	1428435030	Town of Normal	-
20	1428435027	Town of Normal	-
21	1428435014	Town of Normal	-
22	1428435004	Town of Normal	-
23	1428283011	Town of Normal	-
24	1428283010	Town of Normal	-
25	1428283001	Town of Normal	-
26	1428283003	Town of Normal	17,121
27	1428435026	Town of Normal	47,561
28	1409200011	Town of Normal	-
29	1428430015	Town of Normal	-
30	1428430014	Town of Normal	116,442



Attachment D

Letter from the Town of Normal Director of Public Works and Engineering Describing Inadequate Utilities



Public Works & Engineering
1 Uptown Circle
Normal, IL 61761
(309) 454-9578

July 30, 2025

Mr. Adam Stroud
Associate Director
PGAV Planners, LLC
adam.stroud@pgav.com

Subject: Uptown North TIF – Utility Infrastructure

Dear Adam,

In accordance with your request, we have reviewed the public utility infrastructure within the proposed Uptown North TIF area and offer the following commentary:

SANITARY SEWER

The area is served by public sanitary sewers which have adequate capacity for future development opportunities. Inspections of the mains indicate that the overall condition of the area sanitary sewer system is good with a few noted exceptions. The North St. alley sanitary sewer which serves buildings on the north side of North St. from Uptown Circle to Broadway is in poor condition and requires replacement prior to development of any adjacent properties including the Trail West parcel. The condition of the sanitary sewer services to the various properties are generally unknown and may require rehabilitation.

WATER

Water infrastructure is generally in good condition and adequately sized for the area. Services to individual properties will be needed to facilitate development.

STORM SEWER & DRAINAGE

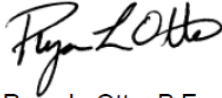
Storm sewer and drainage improvements are needed to accommodate area development, including relocations of various storm pipes and additional capacity to some parcels. Future development grading should be designed for proper flood routing and structure protection.

ELECTRICITY/COMMUNICATIONS

Various power and communications line undergrounding will be needed to accommodate development. Power undergrounding is needed in both the Trail West and Trail East parcels.

If you wish to discuss this further or need additional information, please contact me at rotto@normalil.gov or by phone at (309) 454-9571.

Sincerely,

A handwritten signature in black ink that reads "Ryan L. Otto". The signature is written in a cursive style with a large, prominent "R" and "O".

Ryan L. Otto, P.E.
Director of Public Works & Engineering

Town Council Action Report

April 20, 2026

Ordinance Designating the Uptown North TIF Redevelopment Project Area

Prepared By: Nik Duffle, Economic Development Director

Reviewed By: Pamela S. Reece, City Manager

Jason Querciagrossa, Corporation Counsel

Staff Recommendation: Approval

Attachments: Proposed Ordinance

Community Impact

A Tax Increment Financing (TIF) district is an economic development tool that helps communities reinvest in areas in need of redevelopment. Establishing the Uptown North TIF Redevelopment Project Area provides the Town of Normal the boundary area for the TIF district.

Budget Impact

N/A

Strategic Alignment



Background

The Town is looking to establish a new TIF district and redevelopment plan for a portion of Uptown. Part of that process requires that the Town Council approve the TIF redevelopment plan and project for the new district.

In 2025, the Town engaged PGAV, the Town's TIF consultant to evaluate an draft a redevelopment project plan for a new TIF District in Uptown Normal. The proposed district is comprised of lots north of the roundabout (i.e. east and west sides of Constitution Boulevard), continuing north to Mulberry Street, to the west to the currently vacant Frontier property, down Mulberry, then across to the former Busey and Commerce bank properties.

The area being considered for designation is generally bounded by West Cherry Street to the north, North Linden Street to the east, East Beaufort Street to the south, and North Fell Avenue

to the west. It includes portions of key corridors such as West College Ave and West Mulberry Street and is situated near prominent landmarks including the Uptown Circle and the Children's Discovery Museum.

The district wraps around several blocks that contribute to the heart of Uptown Normal's cultural and economic activity. The area is referred to as the Uptown North TIF Redevelopment Project Area (the "Project Area" or the "Area"). The boundaries of the Project Area are as shown in the attached map.

The project area contains approximately 24 acres including street rights-of-way, or 7 acres removing the rights-of-way, and 29 parcels of real property. The area is mostly built out but consists of vacant buildings and 2.6 acres of parking that is prime for development. Many of the parcels and rights-of-way in the area exhibit signs of deteriorated site improvements, such as cracked or broken pavement and parking lots, thus making the area eligible for TIF districting.

If the Uptown North TIF is ultimately approved, the Town would plan to keep the existing TIF active (originally adopted as Downtown TIF), while removing the overlying parcels from this existing Downtown TIF and including them in the new Uptown North TIF. The Town will issue payments to the taxing bodies for the property tax increment, as planned when the Town extended the life of the TIF in 2018. By taking this step, all taxing bodies would benefit from the growth in EAV of the currently developed uptown TIF, as expected.

Discussion

The proposed ordinance marks the second step in final approval of the Uptown North TIF district.

All property owners within the proposed boundary were notified of their property being included in the TIF district via certified mail in December 2025. There were no documented concerns or objections.

Town staff support the proposed ordinance because it will provide new economic development opportunities for underutilized properties in the Uptown Normal, furthering the Town's commitment to reinvesting in its core business district.

Keywords: Tax Increment Finance District, Uptown, TIF District

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING THE UPTOWN NORTH TIF REDEVELOPMENT PROJECT AREA

WHEREAS, The Town Council, by Ordinance _____, has adopted and approved the Tax Increment Redevelopment Plan and Project for the Uptown North TIF Redevelopment Project Area, with respect to which a public hearing was held on January 20, 2026, and it is now necessary and desirable to designate the area referred to in said plan as the Uptown North TIF Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

- SECTION 1. Pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act, the area described in the attached Exhibit A is hereby designated as the "Uptown North TIF Redevelopment Project Area."
- SECTION 2. All ordinances or parts thereof in conflict herewith are hereby repealed.
- SECTION 3. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.
- SECTION 4. This ordinance will become effective 10 days after the date of its publication.
- SECTION 5. This ordinance is adopted under the Home Rule Authority, granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on _____, 2026, with _____ voting aye; _____ abstaining; _____ voting nay; and _____ absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy				Councilman Byars			
Councilman Preston				Councilman Roberge			
Councilwoman Lorenz				Mayor Koos			
Councilwoman Smith							

This ordinance was approved by the President on _____, 2026.

This ordinance was published in pamphlet form on _____, 2026.

EXHIBIT A**LEGAL DESCRIPTION OF UPTOWN NORTH TIF DISTRICT**

The boundaries of the proposed TIF district are as follows:

Beginning at the Southwest Corner of parcel 14-28-430-014; thence Northerly along the West line of said parcel 14-28-430-014 to its intersection with the South ROW line of the Broadway Avenue alley; thence Westerly along the South ROW line of the Broadway Avenue alley to a point on the East line of parcel 14-28-426-008, said point being the intersection of the prolongation of the South ROW line of the Broadway Avenue alley and said East line of said parcel 14-28-426-008; thence Northerly along the West ROW line of Broadway Avenue to the Southeast Corner of parcel 14-28-426-003; thence Westerly along the South line of said parcel 14-28-426-003 to the Southwest Corner thereof; thence Northerly along the West line of said parcel 14-28-426-003 to a point on the South line of parcel 14-28-279-016, said point being the intersection of said South line of parcel 14-28-279-016 and the prolongation of the West line of parcel 14-28-426-003; thence Easterly to the Southwest Corner of parcel 14-28-279-017; thence Northerly to the Northwest Corner of parcel 14-28-279-017; thence Easterly along the North line of parcel 14-28-279-017 to an angle point therein; thence Southeasterly along the Northeasterly line of parcel 14-28-279-017 to an angle point therein; thence Southerly along the East line of parcel 14-28-279-017 to the Southeast Corner thereof; thence Easterly along the North line of the W. College Avenue ROW to the Southeast Corner of parcel 14-28-279-021; thence Northerly along the West ROW line of the N. Constitution Boulevard sidewalk to the Northeast Corner of parcel 14-28-279-020; thence Westerly along the South ROW line of W. Mulberry Street to a point on the North line of parcel 14-28-279-018, said point being the intersection of the prolongation of the East line of parcel 14-28-278-017 and said North line of parcel 14-28-279-018; thence Northerly along the prolongation of the East line and the East line of parcel 14-28-278-017 to the Northeast Corner of said parcel; thence Westerly along the South line of parcel 14-28-278-007 to the Southwest Corner of said parcel; thence Northerly along the West line of parcel 14-28-278-007 to a point along the South line of parcel 14-28-277-015, said point being the intersection of said South line of parcel 14-28-277-015 with the Northerly prolongation of the West line of parcel 14-28-278-007; thence Easterly along the North ROW line of W. Cherry Street to the Northeast Corner thereof; thence Easterly to a point on the East line of parcel 14-09-200-011, said point being the intersection of the East line of said parcel 14-09-200-011 and the Easterly prolongation of the North ROW line of W. Cherry Street; thence Southerly along the East line of parcel 14-09-200-011 to the Northwest Corner of parcel 14-28-282-018; thence Easterly along the North line of parcel 14-28-282-018 to the Northeast Corner of said parcel; thence Southerly along the East line of parcel 14-28-282-018 to the Southwest Corner of parcel 14-28-282-002; thence Easterly along the South lines of parcels 14-28-282-002 and 14-28-282-003 to the Southeast Corner of said parcel 14-28-282-003; thence Northerly along the East line of parcel 14-28-282-003 to the Northeast Corner of said parcel; thence Easterly along the South ROW line of E. Cherry Street to the Northeast Corner of parcel 14-28-282-008; thence Southerly along the

East line of parcel 14-28-282-008 and continuing along the Southerly prolongation thereof to its intersection with the South ROW line of E. Mulberry Street; thence Westerly along the South ROW line of E. Mulberry Street to the Northwest Corner of parcel 14-28-283-002; thence Southerly along the West line of parcel 14-28-283-002 to the Southwest Corner of said parcel; thence Westerly along the North line of parcel 14-28-283-004 to the Northwest Corner of said parcel; thence Southerly along the West line of parcel 14-28-283-004 to the Southwest Corner of said parcel; thence Easterly along the North ROW line of E. College Avenue to a point on said North ROW line of E. College Avenue, said point being the intersection of the North ROW line of E. College Avenue and the prolongation of the East line of parcel 14-28-435-004; thence Southerly along the prolongation of the East line and the East line of parcel 14-28-435-004 to the Southeast Corner of said parcel; thence Southwesterly along the northerly ROW line of the E. College Avenue alley to the Southwest Corner of parcel 14-28-435-005; thence Southerly along the East line of parcel 14-28-435-025 to the Northwest Corner of parcel 14-28-435-026; thence Northeasterly along the Northerly line of parcel 14-28-435-026 to the Northeast Corner of said parcel; thence Southeasterly along the Easterly line of parcel 14-28-435-026 to the Southeast Corner of said parcel; thence Southwesterly and Westerly along the North ROW lines of E. Beaufort Street, Uptown Circle, and North Street, to the Point of Beginning.

Town Council Action Report

April 20, 2026

Ordinance Adopting Tax Increment Financing for the Uptown North TIF Redevelopment Project Area

Prepared By: Nik Duffle, Economic Development Director

Reviewed By: Pamela S. Reece, City Manager

Jason Querciagrossa, Corporation Counsel

Staff Recommendation: Approval

Attachments: Proposed Ordinance

Community Impact

A Tax Increment Financing (TIF) district is an economic development tool that helps communities reinvest in areas in need of redevelopment. Establishing the Uptown North TIF Redevelopment Project Area provides the Town of Normal the boundary area for the TIF district.

Budget Impact

N/A

Strategic Alignment



Background

The Town is looking to establish a new TIF district and redevelopment plan for a portion of Uptown. Part of that process requires that the Town Council approve the TIF redevelopment plan and project for the new district.

Establishing the TIF allows for certain eligible development costs to be reimbursed back to the developer as an incentive tool to spur new development. Costs that may be reimbursed are defined as “redevelopment project costs”.

Redevelopment Project Costs

- 1) Costs of studies, surveys, development of plans, specifications, implementation and administration of the redevelopment plan
- 2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal
- 3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements
- 4) Costs of the construction of public works or improvements
- 5) Costs of job training and retraining projects
- 6) Financing costs
- 7) All or a portion of a taxing district's capital costs
- 8) Relocation costs
- 9) Payment in lieu of taxes
- 10) Costs of job training, retraining, advanced vocational education or career education
- 11) Interest costs incurred by a redeveloper

The TIF redevelopment plan estimates the total expenses eligible for reimbursement to be approximately \$61,763,000. The estimated costs are split into several categories, including Public Works or Improvements, Building Rehabilitation/Retrofit, Interest Costs Incurred by Developers, and Property Assembly. The costs shown are not exact figures and may change slightly as redevelopment occurs.

Discussion

The proposed ordinance marks the third and final step in final approval of the Uptown North TIF district. The previous steps addressed the approval of the Redevelopment Project Plan and Project Area.

Town staff support the proposed ordinance because it will provide new economic development opportunities for underutilized properties in the Uptown Normal, furthering the Town's commitment to reinvesting in its core business district.

Keywords: Tax Increment Finance District, Uptown, TIF District

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE UPTOWN NORTH TIF REDEVELOPMENT PROJECT AREA

WHEREAS, The Town of Normal, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.*, as amended (the "**TIF Act**").

WHEREAS, The Town has adopted a Tax Increment Financing Redevelopment Plan and Project, designated the Uptown North TIF Redevelopment Project Area, pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. Tax increment financing is hereby adopted with respect to the Tax Increment Financing Redevelopment Plan and Project for the Uptown North TIF Redevelopment Project Area, approved and adopted pursuant to Ordinance _____, and which said Uptown North TIF Redevelopment Project Area (the "**Project Area**") was designated pursuant to Ordinance _____ and the boundaries thereof being legally described therein.

SECTION 2. After the total equalized assessed valuation of taxable real property in the Project Area exceeds the total initial equalized assessed value of all taxable real property in the Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Project Area shall be allocated, and when collected shall be paid by the County Collector, to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area shall be

allocated, and when collected shall be paid, to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Uptown North TIF" of the Town of Normal for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

SECTION 3. All ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 4. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 5. This ordinance will become effective 10 days after the date of its publication.

SECTION 6. This ordinance is adopted under the Home Rule Authority, granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on _____, 2026, with _____ voting aye; _____ abstaining; _____ voting nay; and _____ absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy				Councilman Byars			
Councilman Preston				Councilman Roberge			
Councilwoman Lorenz				Mayor Koos			
Councilwoman Smith							

This ordinance was approved by the President on _____, 2026.

This ordinance was published in pamphlet form on _____, 2026.

New Business

Town Council Action Report

April 20, 2026

Motion to Initiate a Zoning Text Amendment for Battery Energy Storage Systems

Prepared By: Mercy Davison, Director of Planning and Zoning

Reviewed By: Pamela S. Reece, City Manager
Jason Querciagrossa, Corporation Counsel
Tessa Ferraro, Planner I

Staff Recommendation: Approval

Attachments: Proposed Amended Zoning Text

Community Impact

Creating standards for battery energy storage systems will allow the Town to appropriately regulate a technology increasingly used to enhance the energy grid. Initiating this process to update the zoning code directs the Planning Commission to begin the public input process.

Budget Impact

N/A

Strategic Alignment



Background

The modernization and stabilization of energy infrastructure – whether on private properties or within the larger energy grid – requires increasing reliance on battery energy storage systems (BESS). A BESS is composed of one or more devices, assembled together, that are capable of storing energy to supply electrical energy at a future time. Thus, a private property with on-site solar or wind energy generation can store excess energy in a BESS for use at a later time. This is beneficial in at least two scenarios. First, if there were a power outage, the private property owner could use energy from the BESS to maintain operations. Second, they could use energy from the BESS during times of higher-priced energy coming from the grid.

Similarly, when the regional grid has excess energy generation, the extra energy can be stored in a BESS. When the grid requires additional energy during periods of high demand, it can pull energy back out of the BESS.

BESS installations typically involve a number of modules the size of shipping containers, as shown below.



The Town has begun to receive inquiries regarding potential BESS installations. Based on the unique design elements of these facilities (appearance, size, noise, safety), many communities are adopting zoning code language specific to BESS. In central Illinois, there are no such zoning code standards in Champaign, Urbana, Decatur or Peoria.

Rather than passing regulations specific to BESS, the City of Bloomington regulates BESS installations under pre-existing code provisions that pertain to all utility sites. These regulations include minimum screening through a combination of fences and landscaping, maximum noise levels, and restrictions on lighting. BESS installations are permitted in manufacturing districts and in “public interest” districts.

Starting on June 1, 2026, BESS installations in the county (not within municipalities) will be subject to state legislation called the Clean and Reliable Grid Affordability Act. This state legislation applies to BESS meeting a specific energy output threshold and includes the following provisions:

- Must be at least 150 feet from the nearest nonparticipating residence or occupied community building
- Must be at least 50 feet from nonparticipating property lines
- Must be at least 50 feet from public road ROW
- Must install fencing at least 7 feet in height with a maximum of 25 feet

- Must comply with noise standards set by the Illinois Pollution Control Board
- Must comply with National Fire Protection Association standards
- Must have decommissioning plans and financial assurances in place

Proposed local ordinance

Based on research into BESS ordinances elsewhere in the state and country, Town staff have drafted regulations for BESS installations in Normal. Key elements follow:

- Limit application of the ordinance to outdoor BESS installations.
- Allow private BESS installations in M-1 and M-2 as a permitted use, subject to current Site Plan requirements. A private BESS is intended to serve the primary use on the site.
 - M-1 requires Site Plan approval when within 500 feet of any R district
 - M-2 requires Site Plan approval when within 500 feet of any R district and when more than 20 acres are developed
- Allow commercial BESS installations in M-2 as a Site Plan with Special Use Permit. A commercial BESS is intended to support the regional energy grid.
- Require evergreen landscaping to screen the BESS from public rights-of-way, waterways, and public parks.
- Restrict noise based on adjacent land use.
 - If the adjacent property has a residential use, noise generated by the BESS may not exceed the lowest ambient sound level that exists between 9 p.m. and 9 a.m. at the property line prior to the installation of the BESS.
 - If no adjacent parcel contains a residential use, the noise restriction is the same plus 5 decibels.
- Limit lighting to that which is required for safety and operational purposes, subject to the Community Design Standards.
- Limit height of modules to 15 feet for private BESS and 20 feet for commercial BESS.
- Disallow BESS installations in front of the property's primary structure in either the front or corner side yard and in any required setbacks.
- Require a minimum 50-foot setback in the front, corner side, and rear yard, and a minimum 25-foot setback in a side yard. Require a 400-foot setback from occupied structures on nonparticipating properties.
- Require additional submission and design requirements to commercial-scale installations based on the scale of the development.
- Require compliance with current National Fire Protection Association regulations.
- Require a decommissioning plan.

These proposed regulations are similar to those applied in the City of Bloomington with the exception of the zoning districts in which BESS installations are allowed. The City permits them in manufacturing districts and “public interest” districts, the latter of which are akin to the Town’s “S-2 Public Lands & Institutions” district. Town staff do not recommend permitting BESS in S-2 at this time due to the location of S-2 districts throughout the community, often in close proximity to residential zoning districts.

Discussion

BESS installations are akin to solar and wind installations in that they are relatively new and present unique issues relating to aesthetics, safety, and noise. In addition, they are an important part of a safe and reliable energy system. Staff believe BESS installations can play a positive role in the community if regulated appropriately. The aesthetic issue can be effectively addressed with a landscaping screen. Compliance with NFPA standards will ensure safety. Although BESS are not particularly noisy, the proposed noise standard will ensure that the new noise generated by a BESS does not exceed the existing ambient noise level in any significant way.

Amendments to the Zoning Code must be initiated by a member of the public or by the Town Council. At this time, Town staff are requesting the Town Council initiate a Zoning Text Amendment to amend the Zoning Code as detailed above.

Presuming the Town Council initiates this code amendment, Town staff would file the item for a public hearing at the June 4, 2026, meeting of the Planning Commission. Following the Planning Commission’s public hearing, the item would return to the Town Council for a final decision as early as June 15.

For these reasons, Town staff recommend the Town Council initiate the process to amend the zoning code as proposed.

Keywords: Initiate Zoning Text Amendment; Battery Energy Storage System

ORDINANCE NO. **DRAFT**

ORDINANCE AMENDING VARIOUS SECTIONS OF THE TOWN OF NORMAL ZONING CODE

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Town has enacted a comprehensive Zoning Code, incorporated as Chapter 15 of the Municipal Code of the Town of Normal of 1969.

WHEREAS, On March 20, 2026, the Town Council initiated a zoning text amendment pertaining to the regulation of battery energy storage systems.

WHEREAS, On _____, 2026, after notice and hearing as required by law, the Planning Commission recommended approval of the proposed zoning text amendment.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to approve the proposed zoning text amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The report and recommendation of the Planning Commission is received, approved, and placed on file.

SECTION 2. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding the following definitions to subsection 15.3-2:

Battery energy storage system. A stationary system consisting of one or more batteries or battery modules, together with associated battery management equipment, power-conversion equipment, thermal-management equipment, safety and fire-suppression equipment, controls, enclosures, and other appurtenant equipment, that is designed to store electrical energy for later use and to supply electrical energy to a building, facility, electric grid, or other load. Battery energy storage system does not include batteries or battery packs that are integral to a motor vehicle, electric vehicle, hybrid vehicle, electric bicycle, golf cart, forklift, tool, appliance, consumer electronic device, or similar mobile or end-use product, nor a battery used solely for starting or operating such product.

Battery energy storage system, commercial. A battery energy storage system that is not accessory to a principal use on the same lot and that is designed primarily to supply electrical energy to the electric grid or to off-site loads, whether or not the system is located as a stand-alone installation or is co-located with another principal use.

Battery energy storage system, private. A battery energy storage system that is subordinate to a principal use on the same lot and is designed primarily to supply electrical energy to the principal use or uses on that lot. A private battery energy storage system may include equipment located within a principal building, within an accessory building, or as a freestanding structure or equipment enclosure. Incidental export of electricity to the utility grid shall not cause the system to be classified as a commercial battery energy storage system.

SECTION 3. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding the following bold, underlined text to subsection 15.6-19(C)(3)(b) and 15.6-20(C)(3)(b):

Land Use	M-1	M-2	Reference
<u>BESS, Private</u>	-	-	<u>15.15.3</u>
<u>BESS, Commercial</u>	-	-	<u>15.15.3</u>

SECTION 4. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding the following subsection (E) to section 15.10-4, and renumbering the remaining subsections accordingly:

E. Battery Energy Storage Systems. As required in division 15.15.3.

SECTION 5. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding division 15.15.3 as indicated in Exhibit A.

SECTION 6. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding the following bold, underlined text to Appendix A of Chapter 15:

Land Classification	...	M-1	M-2	Special Provisions
<u>Battery Energy Storage System, Commercial</u>	-	-	<u>S</u>	<u>15.15.3</u>
<u>Battery Energy Storage System, Private</u>	-	<u>P</u>	<u>P</u>	<u>15.15.3</u>

SECTION 7. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 8. This ordinance takes effect 10 days after the date of its publication.

SECTION 9. This ordinance is adopted pursuant to Home Rule Authority granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970.

APPROVED:

President of the Board of Trustees
Town of Normal, Illinois

ATTEST:

Town Clerk
(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on _____, 2026, with _____ voting aye; _____ abstaining; _____ voting nay; and _____ absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy				Councilman Byars			
Councilman Preston				Councilman Roberge			
Councilwoman Lorenz				Mayor Koos			
Councilwoman Smith							

This ordinance was approved by the President on _____, 2026.

This ordinance was published in pamphlet form on _____, 2026.

EXHIBIT A

DIVISION 15.15.3 – BATTERY ENERGY CODE

15.15.3-1 TITLE

This division may be cited as the Battery Energy Code.

15.15.3-2 PURPOSE

The purpose of this division is to facilitate the construction, installation, and operation of battery energy storage systems in the Town of Normal in a manner that promotes economic development and ensures the health, safety, and welfare of the public while also avoiding adverse impacts on adjoining property owners or the environment.

15.15.3-3 APPLICABILITY

This division does not apply to any battery energy storage system enclosed or located entirely within one or more buildings.

15.15.3-4 INSTALLATIONS ALLOWED AS A PERMITTED USE

- A. A private battery energy storage system is allowed as a permitted use in the following zoning districts:
 - 1. M-1 (Restricted Manufacturing).
 - 2. M-2 (General Manufacturing).

15.15.3-5 INSTALLATIONS ALLOWED AS A SPECIAL USE

- A. A commercial battery energy storage system is allowed as a special use in the following zoning districts:
 - 1. M-2 (General Manufacturing).

15.15.3-6 PROHIBITED INSTALLATIONS

Any battery energy system that is subject to this division and that is not allowed as a permitted use under sec. 15.15.3-4 or as a special use under sec 15.15.3-5 is prohibited.

15.15.3-7 REQUIREMENTS FOR ALL BATTERY ENERGY STORAGE SYSTEMS

- A. Regulatory Compliance. Each battery energy storage system requires a permit from the Zoning Code Administrator. Each battery energy storage system must comply with all federal, state, and local laws, rules, and regulations, including, without limitation, all building codes, electrical codes, fire protection codes, health and safety rules and regulations, and environmental rules and regulations.

B. Screening. A battery energy storage system must be screened from public rights of way, creeks, and public parks, with dense evergreen vegetation that will reach at least 15 feet tall upon maturity. A space clear of vegetation must be maintained around the perimeter of each battery energy system storage module to limit proximity to flammable materials.

C. Noise Control.

1. If an adjacent parcel contains a residential use, then the noise produced by a battery energy storage system may not exceed the lowest ambient sound level that exists between the hours of 9 p.m. and 9 a.m. along any adjacent property line used for residential purposes.
2. If no adjacent parcel contains a residential use, then the noise produced by a battery energy storage system may not exceed the lowest ambient sound level that exists between the hours of 9 p.m. and 9 a.m. on the parcel, plus five decibels dB(A).

D. Wiring Concealment. Except at the point of interconnection with the electric grid, all wiring associated with a battery energy storage system must be underground, within a building, or within a raceway that complements the site or building materials of the principal structure.

E. Lighting. Lighting of battery energy storage systems is limited to that which is minimally required for safety and operational purposes and must be reasonably shielded and downcast from abutting properties.

F. Installation. All battery energy storage systems must be installed by a qualified installer.

G. Maintenance. All battery energy storage systems must be maintained in good working order. If it is determined by the Zoning Code Administrator that a battery energy storage system is not being maintained, kept in good working order, or is no longer being utilized to perform its intended purpose for six consecutive months, the property owner will be given a 90-day written notice to remedy or to remove the system.

15.15.3-8 REQUIREMENTS FOR PRIVATE BATTERY ENERGY STORAGE SYSTEMS

A. Height Requirement. Private battery energy storage systems may not exceed 15 feet in height.

B. Location. Private battery energy storage systems are:

1. Not permitted in front of the primary structure in either the front or corner side yard.

2. Permitted in the side or rear yard outside the required setbacks.

C. Setback Requirements.

1. Front yard. 50 feet minimum.
2. Side yards. 25 feet minimum each.
3. Corner side yard. 50 feet minimum.
4. Rear yard. 50 feet minimum.
5. A battery energy storage system must be located at least 400 feet from occupied structures on nonparticipating properties.
6. A battery energy storage system must be located at least 50 feet from all public rights-of-way, waterways, and public parks.

15.15.3-9 REQUIREMENTS FOR COMMERCIAL BATTERY ENERGY STORAGE SYSTEMS

- A. Site Plan Required. A permit application for a commercial battery energy storage system must include a site plan with existing conditions showing all of the following:
1. Existing property lines and property lines extending 100 feet from the exterior boundaries, including the names of adjacent property owners and the current uses of those properties. All battery energy storage systems must be located on a lot of record.
 2. All ingress and egress routes that will be used for construction maintenance purposes.
 3. The location and size of any abandoned wells or sewage treatment systems.
 4. Existing buildings and impervious surfaces.
 5. A contour map showing topography at two-foot intervals. A contour map of surrounding properties may also be required.
 6. Existing vegetation (list type and percent of coverage, i.e., cropland/plowed fields, grassland, wooded areas, etc.).
 7. Any delineated wetland boundaries.
 8. A copy of the current Federal Emergency Management Agency Flood Insurance Rate Maps that shows the subject property including the 100-year flood elevation and any regulated flood protection elevation, if available.

9. Surface drainage patterns.
 10. Storm water detention, erosion control, and storm sewer drainage accommodations in accordance with Town Code. Ground areas covered by battery energy storage system modules and equipment will be considered impervious areas, and the runoff coefficient ("C" value) for storm-water design will be 0.95, regardless of the ground-surface under the battery energy storage system.
 11. The location of any subsurface drainage tiles.
 12. Location and spacing of the battery energy storage system modules.
 13. Location of underground and overhead electric lines connecting the battery energy storage system to a building, substation, or other electric load.
 14. New electrical equipment other than at the existing or substations that is to be the connection point for the battery energy storage system.
- B. Manufacturer's Specifications. A permit application for a commercial battery energy storage system must include all manufacturer's specifications and recommended installation methods for all major equipment.
- C. Connection and Interconnection. A permit application for a commercial battery energy storage system must include all of the following:
1. A description of the method of connecting the battery energy storage system to a building or substation.
 2. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
- D. A permit application for a commercial battery energy storage system must include a fire-protection plan for the construction and the operation of the facility, and emergency access to the site.
- E. Landscape Maintenance Plan; Fencing Requirements.
1. The Community Design Standards, as set forth in division 15.14 of the Zoning Code apply to all commercial battery energy storage systems.
 2. A permit application for a commercial battery energy storage system must include a landscape maintenance plan setting forth a plan for controlling weeds and grass on property inside and outside the fenced area for the entire property. This provision shall not prohibit pollinator-friendly projects with an appropriate maintenance plan.

3. If perimeter fencing is installed around the boundary of the commercial battery energy storage system, the fence may not exceed a maximum height of eight feet, including barbed wire.
4. The applicant must maintain the fence in good condition and adhere to the landscape-maintenance plan.

F. Setbacks.

1. Front yard. 50 feet minimum.
2. Side yards. 25 feet minimum each.
3. Corner side yard. 50 feet minimum.
4. Rear yard. 50 feet minimum.
5. A battery energy storage system must be located at least 400 feet from occupied structures on nonparticipating properties.

G. Height. Commercial battery energy storage systems may not exceed a height of 20 feet.

15.15.3-10 DECOMMISSIONING A COMMERCIAL BATTERY ENERGY STORAGE SYSTEM

- A. If a commercial battery energy storage system is out of service or not storing electrical energy for a period of 12 months, then it will be deemed to be nonoperational. A nonoperational commercial battery energy storage system is hereby deemed to be a public nuisance.
- B. A permit application for a commercial battery energy storage system must include a decommissioning plan for the anticipated service life of the commercial battery energy storage system or in the event the system is abandoned or has reached its life expectancy. If the system is out of service or not storing electrical energy for a period of 12 months, then it will be deemed to be nonoperational, and the decommissioning and removal of that system will commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the system must be prepared by a professional engineer or contractor who has expertise in the removal of battery energy storage systems. The decommissioning cost estimate must explicitly detail the cost before considering any projected salvage value of the out of service battery energy storage system. A restoration plan must also be provided for the site with the application. The decommissioning plan must include the removal of the following within six months after the system became non-operational:

1. The battery energy storage system, any above ground improvements, and any outside storage.
 2. Foundations, pads, and underground electrical wires at reclaim site to a depth of four feet below ground surface.
 3. Hazardous material from the property and disposal in accordance with federal and state law.
- C. Prior to any installation, the owner shall provide to the Town a surety instrument in the amount of the cost estimate set forth under sec. 15.15.3-10(B). The surety instrument must be in the form of a surety bond, letter of credit, or cash bond and be in a form and manner acceptable to the Zoning Code Administrator. The surety instrument must provide the security to the Town if the owner fails to decommission the system in accordance with the decommissioning plan.
- D. If the owner fails to decommission the system as required under the decommissioning plan, then, upon reasonable notice, the Town or its agents may enter the property to complete the decommissioning.

15.15.3-11 LIABILITY INSURANCE

- A. The owner of a commercial battery energy storage system shall, at all times the system is located at the site, maintain a general liability policy covering bodily injury and property damage with limits of at least \$1 million per occurrence and \$5 million in the aggregate.
- B. All policies, except policies for professional liability, must be written on an occurrence basis. All policies must be written with insurance carriers who are qualified to do business in the State of Illinois and who are rated A-VII or better in the latest Best's Key Rating Guide. All policies must be written on the most current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) form or a manuscript form if coverage is broader than the ISO or NCCI form.
- C. The Town of Normal and its officers and employees must be named as an additional insured party on the general-liability policy. The Town's interest as an additional insured party must be on a primary and non-contributory basis on all policies and be noted as such on the insurance certificates.
- D. The policy must give the Town at least 30 days' notice prior to any change, cancellation, or non-renewal except in the case of cancellation for non-payment of premium, in which case the notice must be made 10 days before the cancellation. Any renewal certificate of insurance must be automatically provided to the Town at least 30 days prior to the policy expiration. If a self-insured retention or a deductible is maintained on any of the policies, then the amount of the retention or deductible

is subject to approval by the Town; the Town may not unreasonably withhold the approval.

- E. Prior to any work at the site, the owner shall provide the Town with certificates of insurance showing evidence that the insurance policies required under this section are in full force and effect.

Town Council Action Report

April 20, 2026

Motion to Approve an Appointment to the Bloomington-Normal Asahikawa Sister Cities Committee

Prepared By: Brian Day, Assistant City Manager

Reviewed By: Pamela S. Reece, City Manager

Staff Recommendation: Approval

Attachments: N/A

Community Impact

The Town of Normal values the volunteer efforts of our residents who serve on various boards and commissions. These individuals dedicate their time to perform various administrative and advisory roles that contribute to making Normal an exceptional community.

Budget Impact

N/A

Strategic Alignment



Background

Under separate cover, Council received an Executive Memorandum from Mayor Koos recommending an appointment to the Bloomington-Normal Asahikawa Sister Cities Committee.

Discussion

The Bloomington-Normal Asahikawa Sister Cities Committee appointment will fill a vacancy, with a three-year term that will conclude on March 31, 2029.

Keywords: Appointment, Boards and Commissions, Bloomington-Normal Asahikawa Sister Cities Committee