

## COMMITTEE OF THE WHOLE

June 23, 2003

7:30 P.M.

### **Committee Members Present:**

James Hayes (Chair) Laura Huth (arrived at 7:38 p.m.), Danielle Chynoweth, Milton Otto, Esther Patt, Joseph Whelan, and Ruth Wyman - 7.

### **Committee Members Absent:**

None

### **Staff Members Present:**

Chief Adair, Ryan Brault, Phyllis Clark, Bill Gray, Steve Holz, Chief Mundt, Mayor Satterthwaite, And Bruce Walden

### **Others Present:**

Laurie Bonnett

### **Meeting Location:**

Urbana City Council Chambers

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There being a quorum, Chair Hayes called the meeting to order at 7:35 p.m.

### **Additions to the Agenda and Staff Report**

There were none.

### **Minutes of Previous Meeting**

Ms. Wyman moved to approve the minutes of the June 9, 2003 meeting of the Committee of the Whole. The motion was seconded by Ms. Patt. Ms. Patt requested to amend page 1 under Public Input, to move Laurence Parker from the paragraph in opposition to the MOR District to the previous paragraph to show his support for the moratorium on development in the MOR district and to remove the words "development on Green Street and" from the paragraph listing those opposed to the moratorium. There were no objections. The motion to approve the minutes as amended carried by a voice vote.

### **Public Input**

There was none.

**Ordinance No. 2003-06-060: An Ordinance Authorizing the Mayor to Execute an Agreement for Use of Right-Of-Way (1005 W. Stoughton)**

Public Works Director Bill Gray presented staff report. Wakeland Rentals has requested permission to install a one-inch diameter conduit containing two cables crossing 1005 Stoughton Street, west of Gregory Street and east of Harvey Street, to serve two properties they own. The purpose of the cable is to provide high-speed Internet access to these properties. In order for Wakeland Rentals to install the conduit in City right-of-way, a license agreement and permission to use the private property in front of 1004 and 1006 West Stoughton Street are necessary. There would be no financial impacts to the City since the installation and maintenance for the conduit is solely at Wakeland Rentals' expense. Staff recommends approval.

Ms. Wyman moved to forward **Ordinance No. 2003-06-060: An Ordinance Authorizing the Mayor to Execute an Agreement for Use of Right-Of-Way (1005 W. Stoughton)** to Council with a recommendation for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

**Ordinance No. 2003-06-061: An Ordinance Approving a Development Agreement With Town and Country Apartments, LLC**

Redevelopment Specialist Ryan Brault presented staff report. The purpose of this ordinance is to enter into a development agreement with Town and Country Apartments in consideration of Town and Country's commitment to improve their west entrance point and add a new \$2,000,000 apartment building and a commercial building adjacent to their existing complex. The agreement would also allow the City to vacate the Boyden Street right-of-way that is surrounded on both sides by the developer's property pursuant to the developer's satisfactory completion of goals in the timelines laid out in the agreement. Staff recommends City Council approval.

Ms. Wyman moved to forward **Ordinance No. 2003-06-061: An Ordinance Approving a Development Agreement With Town and Country Apartments, LLC** to Council with a recommendation for approval. The motion was seconded by Ms. Chynoweth and carried by a voice vote.

**Ordinance No. 2003-06-062: An Ordinance Approving an Amendment to An Agreement With Interchange Properties, LLC, an Illinois Limited Liability Company**

Chief Administrative Officer Bruce Walden presented staff report. Mr. Walden addressed some of the changes that will be presented later. The Agreement that will be presented is an amendment of the original O'Brien Development Agreement. The original agreement was approved in January of 2001.

A lot of work has taken place since the original agreement. O'Brien has fulfilled a significant amount of their obligations, including the dedication back to the City of certain right-of-ways and the subdivision of the property and most importantly the sale of the tract to Farm & Fleet for their new facility.

The City has met a portion of its obligations. The City of Urbana, State of Illinois and Champaign County did improvements to Route 45 and constructed the new intersection of Route 45, road

improvements, associated drainage improvements and the extension of O'Brien Drive on a timetable that allowed Farm & Fleet to open last fall.

There have been delays in the O'Brien project due to financing.

Amendments to the development agreements are:

1. The previous agreement only listed a small number of franchises that would be present at the new facility. The new agreement lists all nine franchises.
2. The swap of Enterprise Zone tax abatements that were in place for tax increment financing incentives.
3. Introduction of Special Service Area financing related to this project. Corporate Authorities will agree on a particular project area to attach a special tax to that area for a special service unique only to that property. In so doing, the Developer can issue certain obligations to that. There would be not risk to the City.

Following debate, it was agreed that this item will be discussed again at the July 7, 2003 City Council Meeting.

**Ordinance No. 2003-06-064: An Ordinance Approving an Agreement for Promotion and Marketing Services With the Urbana Business Association, a 501C.3 Not-For-Profit Corporation**

Ms. Chynoweth excused herself due to a conflict of interest.

Mr. Walden presented staff report. This agreement specified how the budget dollars (\$45,000) could be spent.

Unrestricted funds:

1. \$10,000 for staffing, and other miscellaneous administrative costs.

Restricted funds:

1. Up to \$5,000 for the Urbana Parade of Homes.
2. Up to \$10,000 for entertainment, promotional/advertising/marketing expenses for the Urbana Sweet Corn Festival.
3. Up to \$5,000 for promoting Downtown Promotions/Events.
4. Up to \$5,000 for the Banner Program
5. Up to \$10,000 for expenses incurred in relation to the UBA Website development and maintenance; Co-op advertising program with Urbana businesses; other marketing expenses agreed upon advance; and AM 5:30 expenses for phone lines

Laura Bonnet, representing the Urbana Business Association, discussed the success of the recent Urbana Parade of Homes and the various other projects planned such as British Car Show, International Beer Tasting and Chili Cook Off Event, Magic on Main Street, and other holiday and celebration events, including street dances, and brown bag luncheons on Town Square.

Following debate, Ms. Wyman moved to forward **Ordinance No. 2003-06-064: An Ordinance Approving an Agreement for Promotion and Marketing Services With the Urbana Business Association, a 501C.3 Not-For-Profit Corporation** to Council with a recommendation for approval. The motion was seconded by Ms. Huth and carried by a voice vote.

**Ordinance No. 2003-06-065: An Ordinance Vacating a Portion of Gregory Place (Between Nevada and Oregon Street)**

Mr. Walden presented staff report. This relates to the East Campus Commercial Agreement and the right-of-way agreement that was signed two years ago with the University of Illinois. The appropriate public hearings have been held and are progressing with the vacation of Gregory. This street is adjacent to the East Campus Commercial Project and is a part of that development agreement and the agreement with the University of Illinois.

Ms. Wyman moved to send the ordinance to Council with a recommendation for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

Chair Hayes announced that Saturday, June 28, at noon there is a celebration at King Park for the new pavilion and laboratory facilities.

**ADJOURNMENT**

There being no further business to come before the Committee, Chair Hayes declared the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Elaine Taylor  
Recording Secretary

\*This meeting was taped.

\*\*This meeting was broadcast on cable television.

**Minutes approved: July 14, 2003, as written**