

ORDINANCE NO. 2008-11-130

AN ORDINANCE AUTHORIZING THE SUBORDINATION OF  
LIEN ON ALLEN STRONG PROPERTY

(395 North Race Street, Urbana, IL)

**WHEREAS**, the City of Urbana has a population in excess of 25,000 people and is, therefore, a home rule municipality per the Illinois Constitution of 1970 and Illinois statutes;

**WHEREAS**, the City of Urbana previously entered into a redevelopment agreement with Mr. Allen Strong on January 12, 2004 in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*)

**WHEREAS**, said redevelopment agreement proposed the construction of a banquet facility, bakery, and coffee shop and provided for a loan of \$50,000.00 (0% interest rate per annum) to assist Mr. Strong in the development of these facilities at the property known commonly as 395 North Race Street in Urbana and legally described as follows:

Beginning at a point 8.00 feet Northerly perpendicular to the Peoria & Eastern Railroad Track number 155 and on the West right-of-way line of Race Street in the City of Urbana, Illinois; thence N 84° 36.6' W, 486.92 feet parallel to said track number 155; thence N 03° 20.1' E, 65.80 feet to the North right-of-way of the Peoria & Eastern Railroad; thence S 89° 46.9' E, 274.33 feet to the Southwest corner of a Subdivision of Outlot 2, Wm. Parks Addition of Outlots; thence N 88° 15.4' E, 207.23 feet along the South line of said Subdivision of Outlot 2 to the West line of Race Street; thence S 0° 09.4' E along the West line of Race Street, 116.70 feet to the place of beginning and containing

1.01 acres, more or less, situated in Champaign County, Illinois.

**WHEREAS**, the City of Urbana's \$50,000.00 loan is secured by a lien, duly recorded, on the above-described property;

**WHEREAS**, in continuing to ready this property for redevelopment, Mr. Strong is seeking additional financing for demolition and other necessary site preparation; and

**WHEREAS**, as a condition of providing said financing to Mr. Strong, the financial institution requires that City of Urbana's lien on the subject property be subordinated to that institution's prospective lien.

**NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

That the Mayor of the City of Urbana, Illinois is hereby authorized to sign, execute, and deliver an agreement, to be reviewed by the City Attorney, which subordinates the City of Urbana's \$50,000.00 lien on the property at 395 North Race Street, Urbana, Illinois as between the City of Urbana and the Hickory Point Bank & Trust of Champaign, Illinois.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor