



State of Illinois

Minutes



City of Urbana

**URBANA CITY COUNCIL – CLOSED SESSION**

**400 S. Vine St, Urbana, IL 61801**

(Property Acquisition Issues)

December 1, 2008

7:00 p.m. – during City Council Meeting

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**Minutes Approved, 12/06/2010; Approved for Release, RES. 2010-12-031R**

The Urbana City Council met in closed session at 8:25 p.m. (during the course of the regularly scheduled City Council meeting) for the purpose of discussing property acquisition issues pursuant 5 ILCS 120/2 (c)(5).

Elected Officials present: Lynne Barnes, Brandon Bowersox, David Gehrig, Robert Lewis, Dennis Roberts, Charlie Smyth, Heather Stevenson, Mayor Prussing.

Staff present: Ronald O'Neal, Jr., Thomas Carrino, William Gray, Elizabeth Tyler, Ryan Brault

Mayor Prussing called the closed session to order and stated the purpose of the closed session pursuant to the Illinois Compiled Statutes.

Ryan Brault (Redevelopment Specialist) announced he had been contacted by management of JTS Properties regarding some property they wished to sell (502 and 504 S. Broadway Avenue) and inquired if the City would be interested in securing them. Staff feels the asking price is reasonable and well situated for City use for redevelopment and revenue producing. Additional information was given by Thomas Carrino (Economic Development Manager), Elizabeth Tyler (City Planner/Community Development Director) and William Gray (Public Works Director). Discussion followed. The consensus of the Council was to have staff pursue negotiations with the property owner.

Thomas Carrino (Economic Development Manger) announced the owners of the property at 1301 E. Washington, which is the Tri-Star Building, would like to donate the building to the City. Staff as toured the building and there would be some maintenance costs involved. There are some conditions from the owners that City maintains ownership of the building for at least five years, they retain naming rights, and City accepts full cooperation with regards to taxing issues. A final acceptance and ownership would need to be made by the end of December 2008. Discussion followed. William Gray (Public Works Director) stated that needs assessment had been done regarding what type of repairs would be needed on the building. The consensus of the Council was to accept the offer and move forward with the plans

necessary to have a final vote on the issue on December 15, 2008.

Elizabeth Tyler (City Planner/Community Development Director) presented the staff report regarding the redevelopment of Pickwell Farm property which is located east of O'Brien's Auto Park. This property includes Park Inn as part of the site. Devonshire Group is putting this proposal together. There would be a development agreement with a request for incentives. This property is located in TIF 4 area. The proposed plans include restaurant, hotel and business operations. City needs to respond fairly quickly to the developers regarding the incentives. Discussion followed. Additional information was given by William Gray (Public Works Director). The consensus of the Council was for staff to respond to the request and move forward.

With no more business to come before this closed session, it was moved by Dennis Roberts and seconded by Lynne Barnes to adjourn and return to open session at 9:05 p.m.

Respectfully submitted,

Phyllis D. Clark  
City Clerk