



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Economic Development Division*

**m e m o r a n d u m**

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Director, Community Development Services

**DATE:** September 8<sup>th</sup>, 2016

**SUBJECT:** **AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

**AND**

**AN ORDINANCE DESIGNATING THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

**AND**

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

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**Introduction & Background**

On March 7, 2016, the Urbana City Council approved a resolution declaring the intent of the City to establish a new Tax Increment Financing (TIF) District in Downtown Urbana (Res. No. 2016-02-008R). Pursuant to this Resolution, a Draft Tax Increment Financing Redevelopment Plan & Project was prepared for the Central Redevelopment Project Area and was placed on file with the City Clerk on May 13, 2016. The full Draft TIF Redevelopment Plan & Project document is available at: <http://urbanaininois.us/central-tif-plan>. Additional hard copies of this document are available upon request.

On May 23, 2016, the Urbana City Council passed Ordinance No. 2016-05-040, fixing a time for a Public Hearing in Connection with the Proposed Designation of a Central Redevelopment Project Area, Approval of a Redevelopment Plan and Redevelopment Projects and Adoption of Tax Increment Financing and Related Matters. This Ordinance set the public hearing for July 11, 2016 at 7:00 p.m. at

the Urbana City Building, City Council Chambers.

Also on May 23, 2016, the Urbana City Council passed Ordinance No. 2016-05-041, Authorizing the Establishment of Tax Increment Financing “Interested Parties” Registries and Adopting Registration Rules for Such Registries. Pursuant to these rules, the City has sent notice of the availability of the Plan to all parties registered on the Interested Parties Registry and to all residential addresses within 750 feet of the boundaries of the proposed TIF District.

Notice of the availability of the TIF Plan and public hearing were sent to all affected taxing bodies and to the Illinois Department of Commerce via certified mail. Notice of the public hearing was published in the News Gazette on June 20<sup>th</sup> and June 27<sup>th</sup> and a certified notice was mailed to all property owners within the redevelopment area.

On June 13, 2016, staff presented the TIF Plan and Project and the three draft City ordinances for the adoption of the proposed Central TIF (**Attachment A: Three Draft City Ordinances for Central TIF Adoption**) to the City Council. In addition, staff presented a retrospective analysis and review of Urbana’s TIF Districts. A link to this full report is available at: <http://www.urbanaininois.us/TIF/about> under *TIF Reports*. City staff has also made presentations on the proposed Central TIF upon request to the Urbana Park Board and the CUMTD Board.

On June 15, 2016 the Urbana Tax Increment Finance Joint Review Board (TIF JRB) convened to review the Redevelopment Plan and Project and the three corresponding draft City ordinances. The TIF JRB approved a resolution reporting their determination that the Redevelopment Project Area and the Redevelopment Plan satisfy the plan requirements, the eligibility criteria, and the objectives of the TIF Act (**Attachment B: TIF JRB Report on the Urbana Central TIF**). The unapproved minutes of the TIF JRB have also been included for the City Council’s review (**Attachment C: TIF JRB 2016-06-15 Unapproved Minutes**).

On July 11, 2016, the duly noticed Public Hearing in Connection with the Proposed Designation of a Central Redevelopment Project Area, Approval of a Redevelopment Plan and Redevelopment Projects and Adoption of Tax Increment Financing and Related Matters was held in the Urbana City Council Chambers (**Attachment D: TIF Public Hearing 2016-07-11 Minutes**).

## **Adoption Process for the Urbana Central TIF District**

A number of additional actions are still required to complete the adoption of the Urbana Central TIF District. Community Development staff has coordinated with the Finance Department, the City’s TIF Special Counsel Kenneth Beth, and the City’s TIF Consultant PGAV Planners in order to arrive at a detailed schedule for the Central TIF Adoption Process which fully prepares the City both financially and legally in accordance with the TIF Act. The upcoming City Council actions required to achieve adoption in accordance with this schedule are as follows:

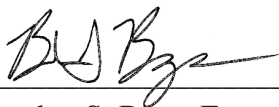
1. Formal introduction of the three draft Central TIF Adoption Ordinances at the September 19<sup>th</sup> City Council meeting followed by postponement to the October 17<sup>th</sup> City Council meeting for final action.

2. Introduction of four separate actions at the September 26<sup>th</sup> Committee of the Whole meeting followed by their approval at the October 3<sup>rd</sup> City Council meeting:
  - a. The annual TIF 1 Surplus Distribution to all Taxing Partners (prepared by Finance) in preparation for the closure of TIF 1; and
  - b. A comprehensive Budget Amendment (prepared by Finance) in preparation for the closure of TIF 1, the amendment of the TIF 2 boundary, and the adoption of the Central TIF; and
  - c. An ordinance closing TIF 1 in preparation for the adoption of the Central TIF (prepared by CD); and
  - d. An ordinance amending the boundary of TIF 2 also in preparation for the adoption of the Central TIF (prepared by CD).
3. Formal adoption of the three draft Central TIF Adoption Ordinances at the October 17<sup>th</sup> City Council meeting (which were postponed from the September 19<sup>th</sup> City Council meeting)

At this Committee of the Whole meeting, staff is recommending that the City Council forward all three Draft City Ordinances for the Central TIF Adoption (**Attachment A**) to the next City Council meeting with a recommendation for approval.

Please contact staff with any questions on the proposed adoption process for the Urbana Central TIF.

Prepared By:



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Brandon S. Boys, Economic Development Manager, TIF Administrator

Attached: Attachment A: Three Draft City Ordinances for Central TIF Adoption  
Attachment B: TIF JRB Report on the Urbana Central TIF  
Attachment C: TIF JRB 2016-06-15 Unapproved Minutes  
Attachment D: TIF Public Hearing 2016-07-11 Minutes

Cc: Mike Weber, PGAV  
Ken Beth, TIF Attorney

**ORDINANCE NO. 2016-09-084****AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

**WHEREAS**, the City of Urbana, Champaign County, Illinois (the “**Municipality**”), acting through its City Council (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the designation of the Central Redevelopment Project Area (the “**Redevelopment Project Area**”), the approval of the Tax Increment Financing Redevelopment Plan and Project (the “**Redevelopment Plan**”) including the related redevelopment projects described therein (the “**Redevelopment Projects**”) and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Projects, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the “**Act**”); and

**WHEREAS**, pursuant to Ordinance No. 2016-05-040, adopted May 23, 2016, the Corporate Authorities set 7:00 p.m. on Monday, July 11, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

**Section 1.** Under the Act, the Municipality hereby adopts and approves the Redevelopment Plan, including the related Redevelopment Projects, for the Redevelopment Project Area and hereby ratifies, confirms, adopts and approves as true, complete and correct all findings and certifications made therein.

**Section 2.** The Redevelopment Plan shall be in the form presented to the Corporate Authorities at the time this Ordinance is adopted. The Redevelopment Plan as so adopted and approved shall be on file with this Ordinance in the records of the City Clerk (but any failure to so file it shall not abrogate, diminish or impair its effect).

**Section 3.** The City Clerk shall file or cause to be filed a certified copy of this Ordinance and a copy of the Redevelopment Plan with the County Clerk of Champaign County, Illinois.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, adopted this \_\_\_\_ day of \_\_\_\_\_, 2016, by roll call vote, as follows:

Voting "Aye" (names): \_\_\_\_\_

\_\_\_\_\_

Voting "Nay" (names): \_\_\_\_\_

\_\_\_\_\_

Absent (names): \_\_\_\_\_

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

STATE OF ILLINOIS            )  
COUNTY OF CHAMPAIGN    )    SS.  
CITY OF URBANA             )

**CERTIFICATION OF ORDINANCE**

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on \_\_\_\_\_, 2016, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the City’s website and at the Urbana City Building at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meetings laws and such Illinois Municipal Code and their procedural rules in the adoption of such ordinance.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Clerk

(SEAL)

**ORDINANCE NO. 2016-09-085**

**AN ORDINANCE DESIGNATING THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

**WHEREAS**, the City Council of the City of Urbana, Champaign County, Illinois (the “**Municipality**”) has adopted and approved the Tax Increment Financing Redevelopment Plan & Project (the “**Redevelopment Plan**”), including the related redevelopment projects described therein (the “**Redevelopment Projects**”), for the Municipality’s proposed Central Redevelopment Project Area (as more particularly described in the Redevelopment Plan and in Exhibit A attached hereto, the “**Redevelopment Project Area**”) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as supplemented and amended (the “**Act**”); and

**WHEREAS**, pursuant to Ordinance No. 2016-05-040, adopted May 23, 2016, the Corporate Authorities set 7:00 p.m. on Monday, July 11, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

**Section 1.** The Municipality hereby designates the real estate as more particularly described in the Redevelopment Plan and in Exhibit A attached hereto and hereby incorporated herein by this reference thereto, as a “redevelopment project area” under the Act and as the Redevelopment Project Area hereunder.

**Section 2.** The City Clerk shall file a certified copy of this Ordinance, together with: (i) the legal description of the Redevelopment Project Area, (ii) a map of the Redevelopment Project Area, and (iii) a list of each parcel or tax identification number of each parcel of real estate within the Redevelopment Project Area, with the County Clerk of Champaign County, Illinois. Such County Clerk shall use the year **2015** in determining the total initial equalized assessed value of the Redevelopment Project Area under Section 11-74.4-9 of the Act.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by roll call vote, as follows:

- Voting “Aye” (names): \_\_\_\_\_
- \_\_\_\_\_
- Voting “Nay” (names): \_\_\_\_\_
- \_\_\_\_\_
- Absent (names): \_\_\_\_\_

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Phyllis D. Clark, City Clerk

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Laurel Lunt Prussing, Mayor



**Exhibit A**

**Boundary Description**

**LEGAL DESCRIPTION FOR CENTRAL REDEVELOPMENT PROJECT AREA  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

A part of sections 8 and 17 of Township 19 N Range 9E of Champaign County Illinois

Beginning at the SE corner of Lot 13 of Park View Sub (E-50), also being the north ROW line of Oakland Ave, thence south along the centerline of a vacated alley in Urbana Heights Add (C-36) extended north, thence south along the said centerline of vacated alley to the south line of Lot 31 extended east in said addition, thence west along the said extended south line and the south line of Lot 31 to the SW corner of said lot, thence west to the NE corner of Lot 17 of said addition, thence continuing west along the north lines of Lot 17, the vacated alley, and Lot 8 of said addition to the NW corner of Lot 8, also being the east ROW line of N Broadway Ave, thence south along the said ROW line to the centerline of vacated alley extended east in Lake View Sub (B-210), also being 4' south of the north line of said sub, thence west along the extended centerline and the centerline of vacated alley to the west line of said sub, thence south along said west line to the SW corner of the NE1/4 of section 8-19N-9E, thence east along the south line of the NE1/4 to the centerline of N Broadway Ave, also being the SE corner of said Lake View Sub, thence south along said centerline to the north line of Shelby's Replat of Lots 1, 2, 3, 4, 5, and 6 of Belle Barr Survey Urbana and Pt of Lot 6 of Belle Barr Survey Replat of Lot 2 (2006R17160) extended west, thence east along said extended line and the north line of said replat to the NE corner of Outlot B of said replat, thence south along the east line of Outlot B to the SE corner, thence west along the south line of Outlot B and Lot 200 of said replat to the east ROW line of N Broadway Ave, also being the west line of Gateway Sub Replat of Lots 100 & 101 (2007R08045), thence southerly following said west line of replat to the north ROW line of E University Ave, thence easterly following said north ROW line to the east ROW line of N Vine St, thence southerly following said east ROW line, also being the west lines of Carter's 1st Sub (1993R18121) and Schnucks Crossing (1997R01919) to the north ROW line of E Main St also being the south line of said Schnucks Crossing, thence east following said ROW line and said south line of sub to the east ROW line of Urbana Ave platted in James Thorpe's Add (A-193), thence south along said east ROW line to the south ROW line of E Green St, also being the north line of Lot 2 Block 2 of George G Webber's 2nd Add (DR-26-146), thence west along said south ROW line to the east ROW line of S Vine St, also being the west line of Lot 2 Block 1 of George G Webber's 1st Add (DR-22-376), thence south along said ROW line and the west line of Block 1, 2, and 3 in said addition to the south ROW line of E California Ave also being the north line of Lot 2 Block 4 of said addition, thence west along said ROW line to the west line of the east 112.2' of Lot 1 of Myers & Besore's Add (DR-46-73) extended south, thence north along said extended line and the said west line approximately 160' to the south line of an alley dedicated in BK 757 PG 323, thence west along the south line of said alley to the NE corner of Lot 6 of said addition, thence south along the east line of Lot 6 and the east line extended south to the south ROW line of E California Ave, thence west along said ROW line to the east line of Beck's Add (DR-F-500) extended south, thence north along the east line to the south ROW line of the east-west alley in said addition, thence west along said ROW line and the south ROW of said alley extended west to the east line of Lot 36 of James Busey's Add (DR-D-282), thence north along the east line of Lot 36, alley, and Lot 1 in said addition to the south ROW line of W Illinois St, thence west following said ROW line to the west ROW line of S Race St, thence north following said ROW line

to the north line of Lot 12 of Roe's Add (DR-D-111), thence west along the north line of Lot 12 to the NW corner of said lot, thence south 12' along the east ROW line of an alley in Roe's 2nd Add (DR-D-189), thence west along the south ROW line of said alley to the NW corner of Lot 53 in said addition, thence north to the SW corner of Lot 36 in said addition, thence north along the west line of Lot 36 to the NW corner of said lot also being the south ROW line of W Green St, thence west along said south ROW line to the NW corner of Lot 40 in said Roe's 2nd Add, thence north to the SW corner of Lot 31 in said addition, thence continuing north along the west line of Lot 31, across the alley, the west line of Lot 22, and the west line of Lot 22 extended north in said addition to the SW corner of Lot 13 in said addition, thence east along the south line of Lot 13 and 14 in said addition to the SE corner of Lot 14, thence north along the east line of Lot 14, the 12' alley and Lot 3 of said addition to the NE corner of Lot 3, thence west along the north lines of Lot 3, 4, 5, 12' north-south alley, 6, 7, and 8 to the east line of the west 90' of lot 2 of Sub of NE1/4 NW1/4 Sec 17-19-9 (DR-10-32) north of Springfield Ave extended south, thence north along said extended line and the east line of the west 90' of Lot 2 north of Springfield Ave of said sub to the south line of Lot 1 of Sub of Lot A of Sub of south Part of SW1/4 SW1/4 of Sec. 8-19-9 (A-144A), thence west along said south line of Lot 1 to the east line of the west 54' of said Lot 1, thence north along said east line to the north line of said Lot 1, thence continuing north to the north ROW line of W Main St, thence southeasterly along said north ROW line to the west ROW line of Central Ave, thence north along said west ROW line to the north line of Lot 13 of Worthy's Add (C-266) extended west, thence east along said extended line and the north line of said Lot 13 to the NE corner of said Lot 13, thence southwesterly along the east line of Lot 13 to the north line of Lot 12 of said addition, thence southeasterly along the north line of Lot 12, 11, 10, 9, 8, 7, and the south line of Lot 18 of said addition to the east line of Lot 18, thence north along said east line to the south ROW line of Locust St, thence east along said ROW line to the SW corner of Lot 17 of S.T. Busey's Add to Urbana (DR-19-285), thence north along west line of Lot 17, 16 and 15 of said addition to the south line of the north 4' of Lot 15, thence easterly along the said south line parallel with the north line of Lot 15 to the east line of Lot 15, thence north along the east line of Lot 15 and 14 of said addition to the NE corner of Lot 14 also being the south ROW line of Griggs St, thence westerly along said south ROW line to the east line of Lot 1 of Homestead Replat extended southerly, thence north along the said extended line and the east line of Lot 1 to the NE corner of said lot, thence westerly along the north line of said Lot 1 to the NW corner, thence north along the west line of Outlot A in said replat and the west line of Lot 203 of Race Street Sub (2012R25344) to the NW corner of said Lot 203, thence continuing north to the north ROW line of the railroad, thence easterly along said ROW line to a point 486.92' west of the east ROW line of N Race St also being the SE corner of a .37 acre tract (91-21-08-376-016), thence north 65.8' along the east line of said tract, thence west 22', thence north 37', thence west to a point on the east line of Carle Foundation 2nd Sub (2006R00887) approximately 98' north of the north ROW line of the railroad, thence north along said east line of sub to the NE corner, thence west along a north line of said sub to the east line of Lot 2 of said sub, thence south to the SE corner of Lot 2, thence west to the SW corner of said Lot 2, thence north to the NW corner of said Lot 2, thence continuing north along the east line of Tract 4 of the unrecorded Big Wheel Survey extended south and the east line of said Tract 4 to the south ROW line of W University Ave, thence north to the SW corner of Lot 8 Block 2 of Simeon H Busey's 2nd Add (DR-32-521), thence north along the west line of said Lot 8 Block 2 to the NW corner, thence north to the north ROW line of the east-west alley in said addition, thence east following said ROW line to the SE corner of Lot 1 Block 1 of said addition, thence south to the NE corner of Lot 5 Block 1 of said addition, thence south along the east line of said Lot 5 Block 1 to the SE corner, also being the north ROW line of W University Ave, thence east along said ROW line to the centerline of a vacated alley in Block 3 of Assessor's Sub and west of Lot 2 of Charles F.

Loeb's 1st Add (1955R554137), thence north along the centerline of said vacated alley to the south line of the north 12' of Lot 4 Block 3 in Assessor's Sub, thence east to a point on the west line of Charles F. Loeb's 1st Add, thence north to the NW corner of said addition, thence east along the north line of said addition to the west line of the east 75' of Lot 7 Block 3 of said Assessor's Sub, thence north along said west line to the south ROW line of Park St, thence following said south ROW line to the west ROW line of N McCullough St, thence north to the west ROW line of Church St platted in Carle Foundation 1st Sub (1996R29797), thence following the curve of the west ROW line of Church St to the west ROW line of N Orchard St also being the east line of M.W. & G.W. Busey's Sub of Lot B of S.H. Busey's Survey (B-219), thence north along said ROW line and east line of sub to the north line of said sub also being the north line of the SW1/4 of Section 8-19N-9E, thence east along said north line of SW1/4 of section 8 to the west line of a 43.41 acre tract (91-21-08-201-003) owned by the Urbana Park District approximately 898' west of the SE corner of the NW1/4 of section 8, thence north along the west line of the Urbana Park District property 410.6', thence following said tracts boundaries northeasterly 281.1', thence northeasterly 617.2' to the east line of the NW1/4 of section 8, also being the NW corner of Lot 25 of Sub of NE1/4 Sec 8 & W1/2 NW1/4 of Sec 9-19N-9E (DR-R-238), thence north along said east line to the westerly extension of the north ROW line of Oakland Ave, thence east along said extended line and the north ROW line of Oakland Ave to the point of beginning.

Except Lots 2, 3, 4, 5, and 6 of Worthy's Add (C-266) excluding part of lots replated by Walden Sub (2006R24679).

Except Lot 4 of Timpone Plaza (1996R23503) and Lots 1, 2, 3, and 4 of G.O. Shafer's Sub (C-252) and part of Lot 1 of Urbana Original Town Outlots (DR-A-16) described as the W1/2 of the west 59' east of and adjacent to said G.O. Shafer's Sub and the 12' vacated alley located between Timpone Plaza to the north and G.O. Shafer's Sub and part of lot 1 of Urbana Original Town Outlots as described previously to the south.

STATE OF ILLINOIS            )  
COUNTY OF CHAMPAIGN    )  SS.  
CITY OF URBANA             )

**CERTIFICATION OF ORDINANCE**

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on \_\_\_\_\_, 2016, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE DESIGNATING THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the City’s website and at the Urbana City Building at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meetings laws and such Illinois Municipal Code and their procedural rules in the adoption of such ordinance.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Clerk

(SEAL)

**ORDINANCE NO. 2016-09-086****AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

**WHEREAS**, the City of Urbana, Champaign County, Illinois (the “**Municipality**”), acting through its City Council (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action, preliminary to the designation of the Central Redevelopment Project Area (as more particularly described in the Redevelopment Plan (defined below) and in Exhibit A attached hereto, the “**Redevelopment Project Area**”), the approval of the Tax Increment Financing Redevelopment Plan and Project (the “**Redevelopment Plan**”), including the related redevelopment projects described therein (the “**Redevelopment Projects**”), and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Projects, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**Act**”); and

**WHEREAS**, pursuant to Ordinance No. 2016-05-040, adopted May 23, 2016, the Corporate Authorities set 7:00 p.m. on Monday, July 11, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

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

**Section 1. Findings.** The Municipality, by its Corporate Authorities, hereby finds as follows:

(1) The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

(2) The Redevelopment Plan and the Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

**Section 2. Adopt Tax Increment Financing.** Under the Act, the Municipality hereby adopts, approves and authorizes the application of tax increment financing with respect to the Redevelopment Plan, the Redevelopment Projects and the Redevelopment Project Area.

**Section 3. Term.** The Redevelopment Project Area and the estimated dates of completion of the Redevelopment Projects and the retirement of obligations issued to finance redevelopment project costs shall be not later than December 31 of the 24th year in connection with the receipt of incremental property taxes levied in the 23<sup>rd</sup> calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted. Such estimated date of completion is **December 31, 2040**.

**Section 4. Incremental Taxes.** The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until

redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act 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 Redevelopment Project Area shall be allocated to 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 taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality's Comptroller who shall deposit such taxes into a special fund called the "Special Tax Allocation Fund" of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

**Section 5. Filing.** The City Clerk shall file a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois, and under the Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Redevelopment Project Area. In providing such certification, such County Clerk shall use the year **2015** in determining such total initial equalized assessed value.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, adopted this \_\_\_\_ day of \_\_\_\_\_, 2016 by roll call vote, as follows:

Voting "Aye" (names): \_\_\_\_\_

\_\_\_\_\_

Voting "Nay" (names): \_\_\_\_\_

\_\_\_\_\_

Absent (names): \_\_\_\_\_

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

## Exhibit A

### Boundary Description

#### **LEGAL DESCRIPTION FOR CENTRAL REDEVELOPMENT PROJECT AREA CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

A part of sections 8 and 17 of Township 19 N Range 9E of Champaign County Illinois

Beginning at the SE corner of Lot 13 of Park View Sub (E-50), also being the north ROW line of Oakland Ave, thence south along the centerline of a vacated alley in Urbana Heights Add (C-36) extended north, thence south along the said centerline of vacated alley to the south line of Lot 31 extended east in said addition, thence west along the said extended south line and the south line of Lot 31 to the SW corner of said lot, thence west to the NE corner of Lot 17 of said addition, thence continuing west along the north lines of Lot 17, the vacated alley, and Lot 8 of said addition to the NW corner of Lot 8, also being the east ROW line of N Broadway Ave, thence south along the said ROW line to the centerline of vacated alley extended east in Lake View Sub (B-210), also being 4' south of the north line of said sub, thence west along the extended centerline and the centerline of vacated alley to the west line of said sub, thence south along said west line to the SW corner of the NE1/4 of section 8-19N-9E, thence east along the south line of the NE1/4 to the centerline of N Broadway Ave, also being the SE corner of said Lake View Sub, thence south along said centerline to the north line of Shelby's Replat of Lots 1, 2, 3, 4, 5, and 6 of Belle Barr Survey Urbana and Pt of Lot 6 of Belle Barr Survey Replat of Lot 2 (2006R17160) extended west, thence east along said extended line and the north line of said replat to the NE corner of Outlot B of said replat, thence south along the east line of Outlot B to the SE corner, thence west along the south line of Outlot B and Lot 200 of said replat to the east ROW line of N Broadway Ave, also being the west line of Gateway Sub Replat of Lots 100 & 101 (2007R08045), thence southerly following said west line of replat to the north ROW line of E University Ave, thence easterly following said north ROW line to the east ROW line of N Vine St, thence southerly following said east ROW line, also being the west lines of Carter's 1st Sub (1993R18121) and Schnucks Crossing (1997R01919) to the north ROW line of E Main St also being the south line of said Schnucks Crossing, thence east following said ROW line and said south line of sub to the east ROW line of Urbana Ave platted in James Thorpe's Add (A-193), thence south along said east ROW line to the south ROW line of E Green St, also being the north line of Lot 2 Block 2 of George G Webber's 2nd Add (DR-26-146), thence west along said south ROW line to the east ROW line of S Vine St, also being the west line of Lot 2 Block 1 of George G Webber's 1st Add (DR-22-376), thence south along said ROW line and the west line of Block 1, 2, and 3 in said addition to the south ROW line of E California Ave also being the north line of Lot 2 Block 4 of said addition, thence west along said ROW line to the west line of the east 112.2' of Lot 1 of Myers & Besore's Add (DR-46-73) extended south, thence north along said extended line and the said west line approximately 160' to the south line of an alley dedicated in BK 757 PG 323, thence west along the south line of said alley to the NE corner of Lot 6 of said addition, thence south along the east line of Lot 6 and the east line extended south to the south ROW line of E California Ave, thence west along said ROW line to the east line of Beck's Add (DR-F-500) extended south, thence north along the east line to the south ROW line of the east-west alley in said addition, thence west along said ROW line and the south ROW of said alley extended west to the east line of Lot 36 of James Busey's Add (DR-D-282), thence north along the east line of Lot 36, alley, and Lot 1 in said addition to the south ROW line of W Illinois St, thence west following said ROW line to the west ROW line of S Race St, thence north following said ROW line to the north line of Lot 12 of Roe's Add (DR-D-111), thence west along the north line of Lot 12 to the NW corner of said lot, thence south 12' along the east ROW line of an alley in Roe's 2nd Add (DR-D-189), thence west

along the south ROW line of said alley to the NW corner of Lot 53 in said addition, thence north to the SW corner of Lot 36 in said addition, thence north along the west line of Lot 36 to the NW corner of said lot also being the south ROW line of W Green St, thence west along said south ROW line to the NW corner of Lot 40 in said Roe's 2nd Add, thence north to the SW corner of Lot 31 in said addition, thence continuing north along the west line of Lot 31, across the alley, the west line of Lot 22, and the west line of Lot 22 extended north in said addition to the SW corner of Lot 13 in said addition, thence east along the south line of Lot 13 and 14 in said addition to the SE corner of Lot 14, thence north along the east line of Lot 14, the 12' alley and Lot 3 of said addition to the NE corner of Lot 3, thence west along the north lines of Lot 3, 4, 5, 12' north-south alley, 6, 7, and 8 to the east line of the west 90' of lot 2 of Sub of NE1/4 NW1/4 Sec 17-19-9 (DR-10-32) north of Springfield Ave extended south, thence north along said extended line and the east line of the west 90' of Lot 2 north of Springfield Ave of said sub to the south line of Lot 1 of Sub of Lot A of Sub of south Part of SW1/4 SW1/4 of Sec. 8-19-9 (A-144A), thence west along said south line of Lot 1 to the east line of the west 54' of said Lot 1, thence north along said east line to the north line of said Lot 1, thence continuing north to the north ROW line of W Main St, thence southeasterly along said north ROW line to the west ROW line of Central Ave, thence north along said west ROW line to the north line of Lot 13 of Worthy's Add (C-266) extended west, thence east along said extended line and the north line of said Lot 13 to the NE corner of said Lot 13, thence southwesterly along the east line of Lot 13 to the north line of Lot 12 of said addition, thence southeasterly along the north line of Lot 12, 11, 10, 9, 8, 7, and the south line of Lot 18 of said addition to the east line of Lot 18, thence north along said east line to the south ROW line of Locust St, thence east along said ROW line to the SW corner of Lot 17 of S.T. Busey's Add to Urbana (DR-19-285), thence north along west line of Lot 17, 16 and 15 of said addition to the south line of the north 4' of Lot 15, thence easterly along the said south line parallel with the north line of Lot 15 to the east line of Lot 15, thence north along the east line of Lot 15 and 14 of said addition to the NE corner of Lot 14 also being the south ROW line of Griggs St, thence westerly along said south ROW line to the east line of Lot 1 of Homestead Replat extended southerly, thence north along the said extended line and the east line of Lot 1 to the NE corner of said lot, thence westerly along the north line of said Lot 1 to the NW corner, thence north along the west line of Outlot A in said replat and the west line of Lot 203 of Race Street Sub (2012R25344) to the NW corner of said Lot 203, thence continuing north to the north ROW line of the railroad, thence easterly along said ROW line to a point 486.92' west of the east ROW line of N Race St also being the SE corner of a .37 acre tract (91-21-08-376-016), thence north 65.8' along the east line of said tract, thence west 22', thence north 37', thence west to a point on the east line of Carle Foundation 2nd Sub (2006R00887) approximately 98' north of the north ROW line of the railroad, thence north along said east line of sub to the NE corner, thence west along a north line of said sub to the east line of Lot 2 of said sub, thence south to the SE corner of Lot 2, thence west to the SW corner of said Lot 2, thence north to the NW corner of said Lot 2, thence continuing north along the east line of Tract 4 of the unrecorded Big Wheel Survey extended south and the east line of said Tract 4 to the south ROW line of W University Ave, thence north to the SW corner of Lot 8 Block 2 of Simeon H Busey's 2nd Add (DR-32-521), thence north along the west line of said Lot 8 Block 2 to the NW corner, thence north to the north ROW line of the east-west alley in said addition, thence east following said ROW line to the SE corner of Lot 1 Block 1 of said addition, thence south to the NE corner of Lot 5 Block 1 of said addition, thence south along the east line of said Lot 5 Block 1 to the SE corner, also being the north ROW line of W University Ave, thence east along said ROW line to the centerline of a vacated alley in Block 3 of Assessor's Sub and west of Lot 2 of Charles F. Loeb's 1st Add (1955R554137), thence north along the centerline of said vacated alley to the south line of the north 12' of Lot 4 Block 3 in Assessor's Sub, thence east to a point on the west line of Charles F. Loeb's 1st Add, thence north to the NW corner of said addition, thence east along the north line of said addition to the west line of the east 75' of Lot 7 Block 3 of said Assessor's Sub, thence north along said west line to the south ROW line of Park St, thence following said south ROW line to the west ROW line of N McCullough St, thence north to the west ROW line of Church St platted in Carle Foundation 1st Sub (1996R29797),



thence following the curve of the west ROW line of Church St to the west ROW line of N Orchard St also being the east line of M.W. & G.W. Busey's Sub of Lot B of S.H. Busey's Survey (B-219), thence north along said ROW line and east line of sub to the north line of said sub also being the north line of the SW1/4 of Section 8-19N-9E, thence east along said north line of SW1/4 of section 8 to the west line of a 43.41 acre tract (91-21-08-201-003) owned by the Urbana Park District approximately 898' west of the SE corner of the NW1/4 of section 8, thence north along the west line of the Urbana Park District property 410.6', thence following said tracts boundaries northeasterly 281.1', thence northeasterly 617.2' to the east line of the NW1/4 of section 8, also being the NW corner of Lot 25 of Sub of NE1/4 Sec 8 & W1/2 NW1/4 of Sec 9-19N-9E (DR-R-238), thence north along said east line to the westerly extension of the north ROW line of Oakland Ave, thence east along said extended line and the north ROW line of Oakland Ave to the point of beginning.

Except Lots 2, 3, 4, 5, and 6 of Worthy's Add (C-266) excluding part of lots replated by Walden Sub (2006R24679).

Except Lot 4 of Timpone Plaza (1996R23503) and Lots 1, 2, 3, and 4 of G.O. Shafer's Sub (C-252) and part of Lot 1 of Urbana Original Town Outlots (DR-A-16) described as the W1/2 of the west 59' east of and adjacent to said G.O. Shafer's Sub and the 12' vacated alley located between Timpone Plaza to the north and G.O. Shafer's Sub and part of lot 1 of Urbana Original Town Outlots as described previously to the south.

STATE OF ILLINOIS            )  
COUNTY OF CHAMPAIGN    )    SS.  
CITY OF URBANA             )

**CERTIFICATION OF ORDINANCE**

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on \_\_\_\_\_, 2016, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE CENTRAL REDEVELOPMENT PROJECT AREA OF  
THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the City’s website and at the Urbana City Building at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meetings laws and such Illinois Municipal Code and their procedural rules in the adoption of such ordinance.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Clerk

(SEAL)

Attachment B

RESOLUTION NO. 2016-01 JRB / CENTRAL REDEVELOPMENT PROJECT AREA

**A JOINT REVIEW BOARD RESOLUTION CONCERNING  
THE CENTRAL REDEVELOPMENT PROJECT AREA OF  
THE CITY OF URBANA, ILLINOIS**

WHEREAS, the City of Urbana, Champaign County, Illinois (the “Municipality”) has undertaken proceedings to establish and designate the Central Redevelopment Project Area (the “Redevelopment Project Area”), approve the Tax Increment Financing Redevelopment Plan and Project for the Redevelopment Project Area, (the “Redevelopment Plan” and the “Redevelopment Project”) and adopt tax increment finance (“TIF”); and

WHEREAS, under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (the “TIF Act”), the Municipality has duly given notice by certified mail to the underlying taxing districts and to the Department of Commerce and Economic Opportunity of the required July 11, 2016 public hearing and of a first meeting of a joint review board (the “JRB”) for June 15, 2016 at 3:00 p.m. at the Urbana City Building, 400 S. Vine Street, in Urbana, Illinois, in the City Council Chambers.

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT REVIEW BOARD, as follows:

(1) The joint review board (the “JRB”) hereby certifies that JRB members present and in attendance this date are as follows (absences noted):

<u>Name/Title</u>	<u>Taxing District</u>
Mayor Laurel Prussing	City of Urbana
Don Owen	Urbana School District #116
Tim Bartlett	Urbana Park District
Richard Snider	Champaign County
<i>Dan Stebbins (absent)</i>	<i>Cunningham Township</i>
<i>Chris Randles (absent)</i>	<i>Parkland College</i>

(2) The taxing district members of the JRB duly selected the JRB’s “public member”, as follows: Beth Brunk

(3) The JRB on motion by Bartlett, seconded by Brunk, duly selected a “chairperson,” as follows (Vote: Five (5) for / None (0) against): Mayor Laurel Prussing

(4) Having reviewed the public record, planning documents and proposed ordinances approving the Municipality’s Redevelopment Plan and Redevelopment Project, and such other

and further information as necessary, the JRB hereby determines that the Redevelopment Project Area and the Redevelopment Plan satisfies the plan requirements, the eligibility criteria under Section 11-74.4-3 of the TIF Act and the objectives of the TIF Act. This shall constitute the JRB's "report":

This resolution is adopted this 15<sup>th</sup> day of June, 2016 by the vote of the JRB, as follows:

**Approving:**

<b><u>Name/Title</u></b>	<b><u>Taxing District/Public Member</u></b>
Mayor Laurel Prussing	City of Urbana
Don Owen	Urbana School District #116
Tim Bartlett	Urbana Park District
Richard Snider	Champaign County
Beth Brunk	Public Member

**Not Approving:**

<b><u>Name</u></b>	<b><u>Taxing District/Public Member</u></b>
<i>(none)</i>	<i>(none)</i>

STATE OF ILLINOIS )  
 )  
COUNTY OF CHAMPAIGN ) SS  
 )  
CITY OF URBANA )

**CERTIFICATION OF RESOLUTION**

The undersigned does hereby certify that she is the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “Municipality”), and as such official I am the keeper of the records and files of the Municipality and of the City Council (the “Corporate Authorities”).

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the joint review board for the Central Redevelopment Project Area held on the 15th day of June, 2016, insofar as same relates to the adoption of Resolution No. -1- JRB / Central Redevelopment Project Area, entitled:

**A JOINT REVIEW BOARD RESOLUTION CONCERNING THE  
CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF  
URBANA, ILLINOIS,**

a true, correct and complete copy of which resolution as adopted at such meeting appears in the minutes of such meeting and is hereto attached. The Resolution was adopted and approved on the date therein set forth by not less than an affirmative vote of the joint review board on the date indicated thereon.

I do further certify that the deliberations of the joint review board on the adoption of such Resolution were taken openly, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for such meeting was duly posted at the Urbana City Building at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the joint review board has complied with all of the applicable provisions of such Act and such Code and their procedural rules in the adoption of such Resolution.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this 15<sup>th</sup> day of June, 2016.

(SEAL)



Attachment C

Minutes of Meeting

**TAX INCREMENT FINANCE JOINT REVIEW BOARD**

**Date:** June 15, 2016

**Time:** 3:00 pm

**Place:** City Council Chambers  
Urbana City Building  
400 S. Vine St.  
Urbana, IL 61801

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**MEMBERS PRESENT:** Tim Bartlett, Urbana Park District  
Beth Brunk, Central TIF Public Member  
Don Owen, USD 116  
Hon. Laurel Lunt Prussing, Mayor, City of Urbana  
Richard Snider, Champaign County

**MEMBERS ABSENT:** John Baker, Champaign County Forest Preserve District Board  
Karl Gnadt, TIF's 1,2,3, & 4 Public Member  
Chris Randles, Parkland College  
Dan Stebbins, Cunningham Township Assessor

**STAFF PRESENT:** Brandon Boys, Economic Development Manager  
Bill Gray, Director of Public Works  
Elizabeth Hannan, Finance Director  
Elizabeth Horwitz, Economic Development Specialist  
Mike Monson, Chief of Staff, City of Urbana  
Lorrie Pearson, Planning Manager  
Sophie Pham, City Accountant  
Libby Tyler, Community Development Director  
Sukiya J. Reid, Recording Secretary  
Jim Simon, City Attorney

**OTHERS PRESENT:** Carol Baker, USD 116  
Ken Beth, Attorney  
Durl Kruse  
Tami Ogden, Champaign County  
Paul Poulosky, USD 116

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## **I. CALL TO ORDER**

Mayor Prussing called the meeting to order at 3:05 p.m., and a quorum of the Joint Review Board members was declared to be present.

## **II. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE**

Mayor Prussing asked for a nomination for a public member. Mr. Bartlett nominated and moved to approve Beth Brunk for public member. Mr. Snider seconded the motion. The selection was approved by unanimous voice vote.

## **III. SELECTION OF CHAIRMAN BY MAJORITY VOTE**

Mayor Prussing asked for a nomination for a chairman of the Board. Mr. Bartlett nominated and moved to approve Laurel Prussing for chairman of the Board. Mr. Owen seconded the motion. The selection was approved by unanimous voice vote.

## **IV. REVIEW OF MINUTES**

Mr. Bartlett moved to approve the minutes from the December 2, 2015 meeting. Ms. Brunk seconded the motion. Mr. Snider abstained on account of non-attendance at the previous JRB Meeting. The minutes were approved by unanimous voice vote.

## **V. PUBLIC COMMENT**

Durl Kruse, addressed the Board. He first questioned the nomination of the new public member. He stated that he believed that the legislation called for the public member to reside in the proposed TIF District. He then made a statement to the Board asking them to consider discussing as a group, an option or a possibility that he felt might improve the TIF proposal, by adding an amendment that would “de-TIF” or otherwise permanently remove select parcels from the TIF area automatically upon attainment of a certain assessed valuation.

## **VI. REVIEW OF:**

### **A. Central Redevelopment Project Area: Redevelopment Plan and Project**

Mr. Boys gave an overview of this document being presented to the Joint Review Board for review. In this document, the summary of intent for the new Central TIF is as follows:

- Replace the expiring TIF 1 to continue work of revitalizing Downtown Urbana
- Include underutilized properties from the current TIF 2 by “de-TIFing”
- Include many options for publicly owned property and infrastructure in need of reinvestment
- Release property that was successfully developed back onto the regular tax rolls, and
- Set a new tax baseline that redeems over \$7.8 million in EAV back to all taxing districts

He stated that the role of the Joint Review Board would be to recommend approval or disapproval to the City Council for this proposed TIF district based on certain eligibility criteria.

City staff addressed questions and comments from members of the Board.

**B. Proposed City ordinances approving (1) Redevelopment Plan and Project; (2) Redevelopment Project Area No. 3; and (3) Adoption of tax increment allocation financing**

Mr. Boys summarized these items for the Board.

**VII. DISCUSSION OF PROPOSED TIF 1 CLOSURE & TIF BOUNDARY AMENDMENT**

Mr. Boys summarized the proposed TIF 1 closure and TIF 2 boundary amendment.

**VIII. MOTION TO:**

**A. Recommend approval of the Resolution concerning the Redevelopment Plan and Project and the designation of the Central Redevelopment Project Area on the basis of such redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria and the purposes of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1-1 et seq.)**

Mr. Bartlett moved approval of the Resolution. Mr. Owen seconded the motion.

With no further discussion of the case, Mayor Prussing asked for a roll call vote. Roll was taken and the votes were as follows:

Snider- Aye  
Bartlett- Aye  
Owen – Aye  
Prussing- Aye  
Brunk-Aye

With all voting Board members present in favor, the motion carried unanimously and the resolution was approved.

**IX. ADJOURNMENT**

The meeting was adjourned at 3:58pm by Mayor Prussing.

Respectfully submitted,



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Brandon S. Boys, TIF Administrator



## Attachment D

### STATE OF ILLINOIS

*Laurel Lunt Prussing, Mayor*

### CITY OF URBANA

*Phyllis D. Clark, City Clerk*



## PUBLIC HEARING Monday, July 11, 2016

A public hearing was held at 7:00 p.m. Monday July 11, 2016 in the Council Chambers of the Urbana City Building for the purpose of receiving public comment regarding the Proposed Approval of Redevelopment Plan and Redevelopment Project, Establishment of Redevelopment Project Area and Adoption of Tax Increment Allocation Financing Therefor (Urbana Central TIF District)

Present at the hearing were: Mayor Laurel Prussing; City Council Members: William Brown, Eric Jakobsson, Michael P. Madigan, Diane Marlin, Dennis Roberts, Charles Smyth, Staff Members; Brandon Boys, Patrick Connolly, William Gray, Elizabeth Hannan, Mike Monson, Brian Nightlinger, Elizabeth Tyler.

Mayor Prussing opened the hearing at 7:00pm and stated the purpose of the hearing.

Economic Development Manager Brandon Boys and Mike Weber from PGAV, Inc. were available to take questions. Discussion ensued.

The following residents addressed the council in support of TIF Districts. Ian Goldberg, Scott Glassman, Janet Bubin, Matt Cho.

Dorothy Neumann addressed the council in support of redevelopment plans.

Pastor Angel Johnson addressed the council and expressed her concerns regarding the structure of TIF District and who benefits from program.

There being no further comments, Chair Prussing declared the hearing closed at 7:30pm.

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Wendy M. Hundley  
Recording Secretary