

BUSINESS & DEVELOPMENT

Community Development Services Department

Diane Marlin, Mayor

September 2017



Updates

VANILJA

Pete Lindquist brings over 15 years of experience in the IT field to his new venture - Vanilja Development Studios - which provides application development to businesses and organizations of all sizes. Vanilja has opened in [co][lab] after renting space monthly for a year. In addition to his new IT business, Pete Linquist has started a cheesecake baking company, Linquist, which will sell cheesecake by the slice locally at Market in the Square. Locating in [co][lab] has already inspired new ideas to Pete Lindquist's businesses. Co-tenants NORDEN assisted Pete Linquist in choosing his businesses' names: Vanilja, named in homage to his family heritage, and Linquist, named to reflect the family sharing experience Pete hopes to evoke with his cheesecake.

BUSEY WEALTH MANAGEMENT

Busey has completed construction of their \$1,500,000 renovation to their historical building at 201 W Main Street. The new renovation created room for an additional fifty employees to work in the facility.

GREATEST MIDWEST FOOD TOWN

Urbana-Champaign was named the 2017 Midwest Living Magazine's Best Midwest Food Scene by popular vote. Midwest Living Magazine came to celebrate the award at Urbana's Market at the Square, featuring market vendors. Central Illinois Bakehouse provided samples and Nitrocup provided vouchers for their delicious brew. Dragon Fire Pizza and Cracked food trucks were present to showcase some of the popular eateries that led Urbana-Champaign to the victory. Both Mayor Marlin and Mayor Feinen were present to celebrate and read a proclamation declaring Urbana-Champaign the best food scene in the Midwest.

PIATO CATERING

Piato Catering is expanding and has purchased a full building at 804 E Main. Piato plans to renovate the new building and move from their current retail location at Lincoln Square Mall. Piato will operate their catering, food truck, and meal subscription "Organic Food Nanny" services out of the new location.

BUSINESS OUTREACH

In September, Economic Development spoke with thirteen potential new and expanding businesses, attended two networking events, and attended the Fall Illinois Tax Increment Association conference. Additionally, staff attended the International Council of Shopping Centers (ICSC) Chicago Convention on September 27th. Staff had the opportunity to network with retailers, brokers, consultants, property owners, and managers to discuss trends in the retail industry and opportunities in the

Upcoming Events

OCTOBER 6, 4:00pm-11:00pm:
Urbana First Fridays. Downtown Urbana.

OCTOBER 23, 7:30am-9:00am
Urbana Business Association Connections. Location TBD.

NOVEMBER 28, 12:00pm-1:30pm
Business & Development Luncheon - Urbana Property Showcase. Urbana Civic Center, 108 E Water.

Development Activity

PROJECT UPDATES							
PROJECT	DESCRIPTION	LOCATION	STATUS UPDATE	PROJECT TYPE	COST	APPROVED INCENTIVES	MAP KEY
Busey Wealth Management	<i>Bank</i>	201 W Main	Complete	Renovation	\$1,500,000	EZST	1
Holiday Inn Express	<i>Hotel</i>	1003 W Killarney	Complete	Remodel	\$120,000	-	2
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	Phase I Complete	New	\$1,471,786	-	3
Salt and Light	<i>Retail and Social Services</i>	1819 S Philo	Under Construction	Renovation	\$495,600	-	4
Aldi	<i>Grocery Store</i>	3102 E University Ave	Under Construction	Expansion	\$915,000	-	5
Town and Country	<i>Property Management</i>	1032 E. Kerr	Plans Submitted	Renovation	Unknown	-	6
Terminix	<i>Pest Control</i>	1906 N Federal	Plans Under Review	Renovation / Addition	Unknown	-	7
Cunningham Children's Home	<i>Social Services</i>	1303 N Cunningham	Plans Under Review	New	Unknown	-	8
Dust and Son's	<i>Construction</i>	1702 N Cunningham	Plans Approved	Addition	\$54,324	-	9

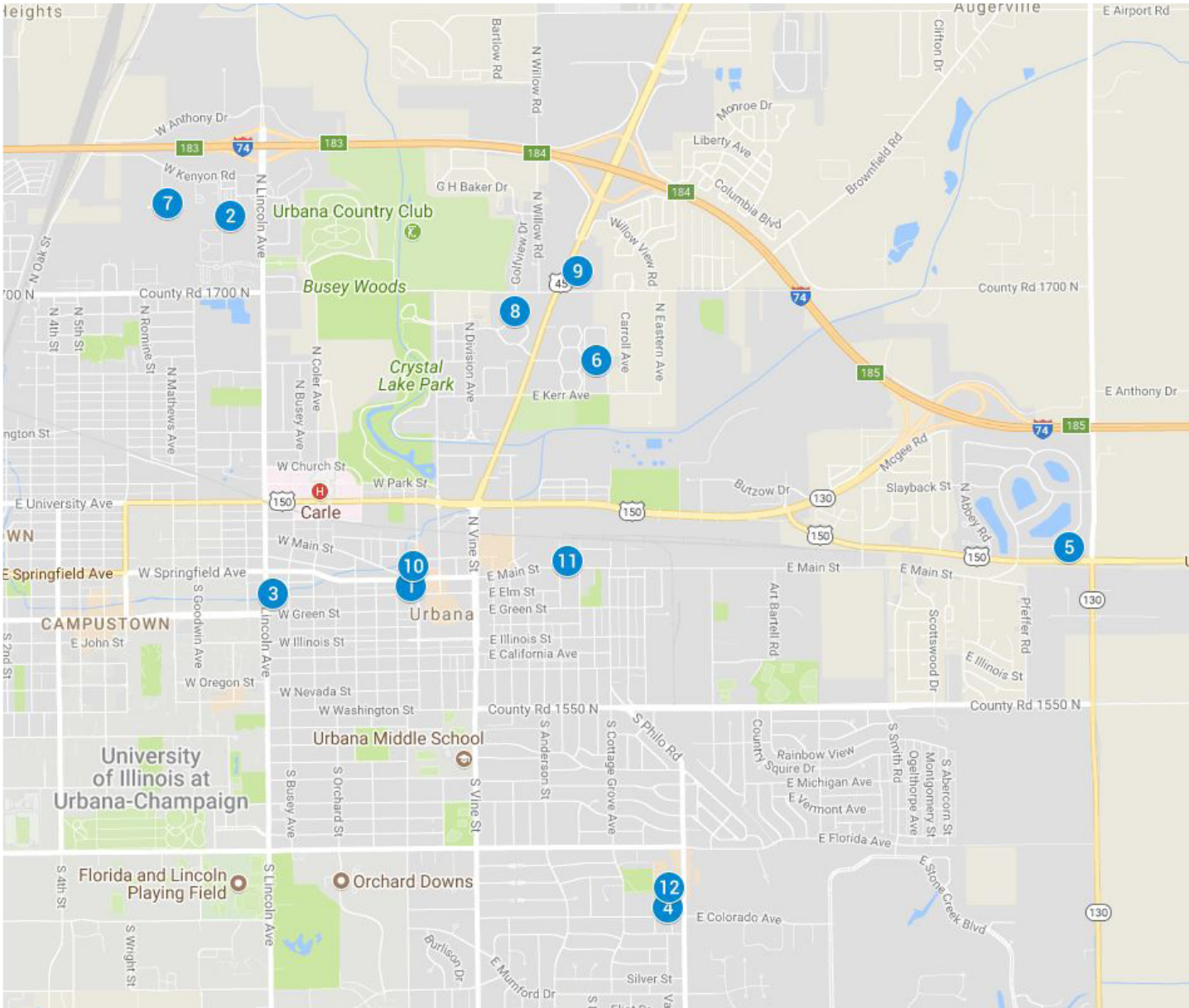
Business Activity

PROJECT UPDATES							
BUSINESS	DESCRIPTION	LOCATION	STATUS UPDATE	PROJECT TYPE	COST	APPROVED INCENTIVES	MAP KEY
Vanilja Consulting	<i>Software Consulting</i>	206 W Main	Open	New Business	NA	TDG	10
Piato Catering	<i>Catering</i>	804 E Main	Plans Under Review	Renovation	Unknown	-	11
Daycare Facility	<i>Daycare</i>	1809 S Philo	Plans Submitted	Renovation/New Business	Unknown	-	12

TDA: TIF Development Agreement
 TRI: TIF Redevelopment Incentive
 TDG: TIF Business Grant

EZST: Enterprise Zone Sales Tax Exemption
 EZPT: Enterprise Zone Property Tax Abatement

August Project Update Locations



- 1 Busey Wealth Management
- 2 Holiday Inn Express
- 3 Mosque & Islamic Center
- 4 Salt and Light
- 5 Aldi
- 6 Town and Country
- 7 Terminix
- 8 Cunningham Children’s Center

- 9 Dust and Son’s
- 10 Vanilja Consulting
- 11 Piato Catering
- 12 Daycare Facility

Think Urbana

To-date, 25 projects, containing a total of 60 units, have applied to receive Think Urbana incentives.



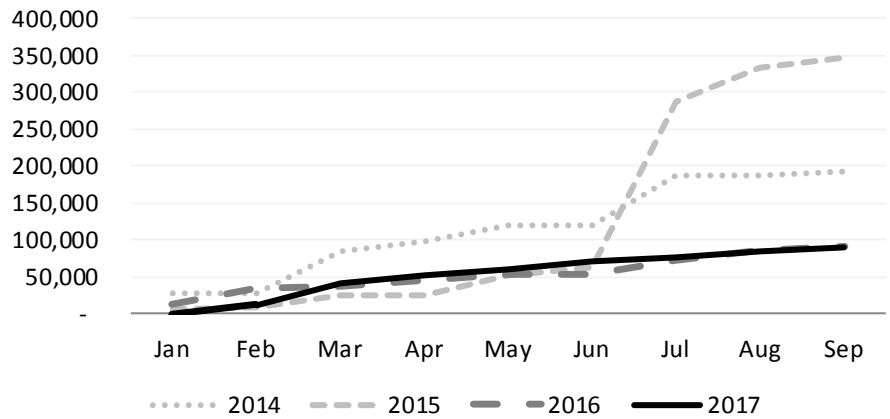
Total Square Feet Added Year-to-Date All Project Types

A total of 90,777 square feet was added in new construction from January through September 2017, this growth is comparable to the prior year for these months.

The City of Urbana collects data on square footage added through issued building permits for both additions and new construction.

Source: Urbana Permit Data

Year-To-Date Square Footage Added
All New Construction & Additions



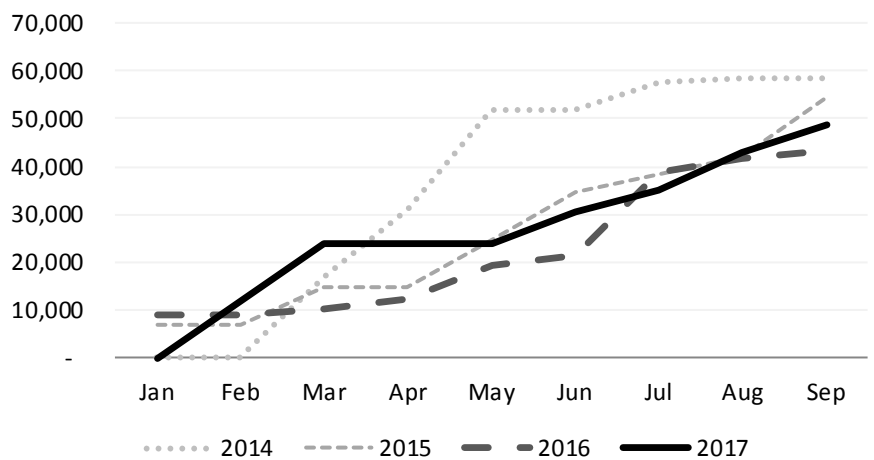
Source: Urbana Permit Data

Single-Family and Duplex Residential Square Feet Added

Year-to-date square footage through August for new one and two family homes totaled 48,044 square feet from January through September 2017, higher than in 2016 by 5,353 square feet.

Source: Urbana Permit Data

Year-To-Date Square Footage Added
Single and Two Family New Construction



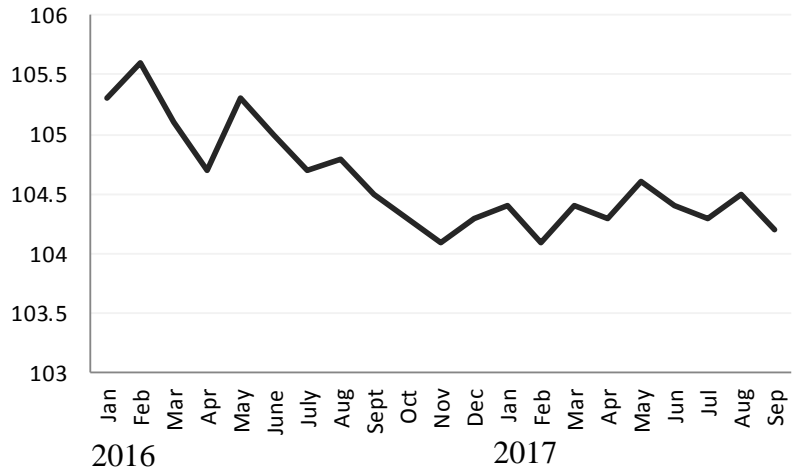
Source: Urbana Permit Data

Flash Index

The Flash Index decreased from 104.5 in August to 104.2 in August. The U of I Flash Index provides a quick look at the performance of the Illinois economy. A number over 100 indicates the economy is expanding, while a number under 100 indicates contraction.

Source: U of I Flash Index

2016 - 2017 Illinois Flash Index



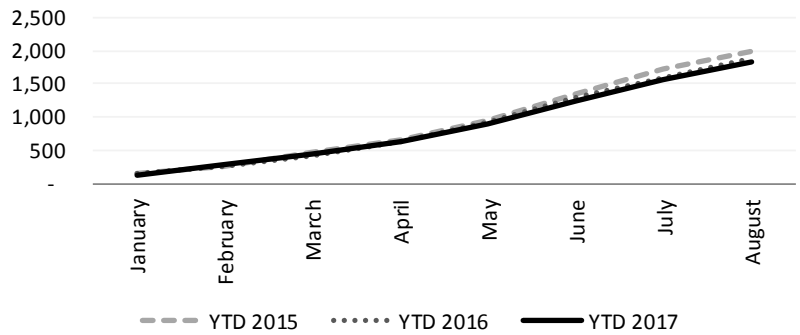
Source: U of I Flash Index

Home Sales

Year-to-date homes sales in Champaign County were slightly lower in 2017 than in 2016, as of August 2017 1,841 homes sold year-to-date in 2017 compared to 1,879 in 2016. August home sales were down from 286 in 2016 to 256 in 2017. The Champaign County Association of REALTORS® provides monthly data on Champaign County home sales.

Source: CCAR Newsletter

Year-to-date Champaign County Home Sales



Source: CCAR Newsletter