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## Updates

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### GATHER

Rael Development has proposed a 5-story mixed-use project on the SE corner of Lincoln and University Avenues. Gather would contain 200 apartments, 16 townhouses, and 50 extended-stay rooms, along with nearly 15,000 square feet of lobby, retail, and outdoor public areas. The project's configuration, scale and design are the product of much analysis and collaboration between the developer, the City, neighborhood feedback, and Rael's team of consultants. The project would further activate a key gateway into Urbana and the University of Illinois.

### SITARA

The building permit for the repairs at 114 S. Race St. passed final inspection, and the City approved the restaurant space for occupancy in early January. The restaurant operators will be fitting out the space and completing health department inspections, hoping to open in the coming weeks.

### 208 W. GRIGGS

25 O'Clock Brewing has completed renovation of their taproom at 208 W. Griggs St. and is now open. C&C Kitchen has announced that they will be selling Southern inspired American cuisine at the taproom from 5:00-9:00pm. The Best of Africa Food Store also completed an expansion of their African grocery store in the same building.

### LINCOLN SQUARE

Lincoln Square continued to add new businesses, with the announcement of Defy Gravity's relocation from Champaign. Defy Gravity is an aerial arts and pole dance fitness studio.

### POET LAUREATE

The City of Urbana's Poet Laureate Program celebrates poetry by recognizing a resident poet who makes meaningful connections, honors and serves our diverse community, and elevates the importance of the creative writing art form through sharing their work with Urbana residents. Applications for the Poet Laureate Program, as well as for Urbana's 2019 Arts Grants are due Friday, February 15, 2019 at 5:00pm.

### TIF JOINT REVIEW BOARD & EZ ADVISORY BOARD

The City held the annual TIF Joint Review Board and Enterprise Zone Advisory Board meetings on January 15, 2019. Staff presented on activities of the TIF Districts and Enterprise Zone along with an overview of development activities in 2018.

### PIXO CONSOLIDATION

Pixo has recently consolidated their office spaces to the 2nd story of 110 W. Main St. The consolidation has made available 3,200 sq. ft. of office space at 121 Goose Alley.

### HAPPY JACK HAT CO.

Happy Jack Hat Co. opened at 701 S. Gregory St. in January. Happy Jack will focus primarily on fashion/lifestyle/street wear ball caps, winter-wear, and other head wear.

## Upcoming Events

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FEBRUARY 15, 12:00pm:

Urbana Public Arts Grant Program applications due. Visit [urbanaininois.us/upapgrants](http://urbanaininois.us/upapgrants) for more information.

FEBRUARY 26, 12:00pm - 1:30pm:

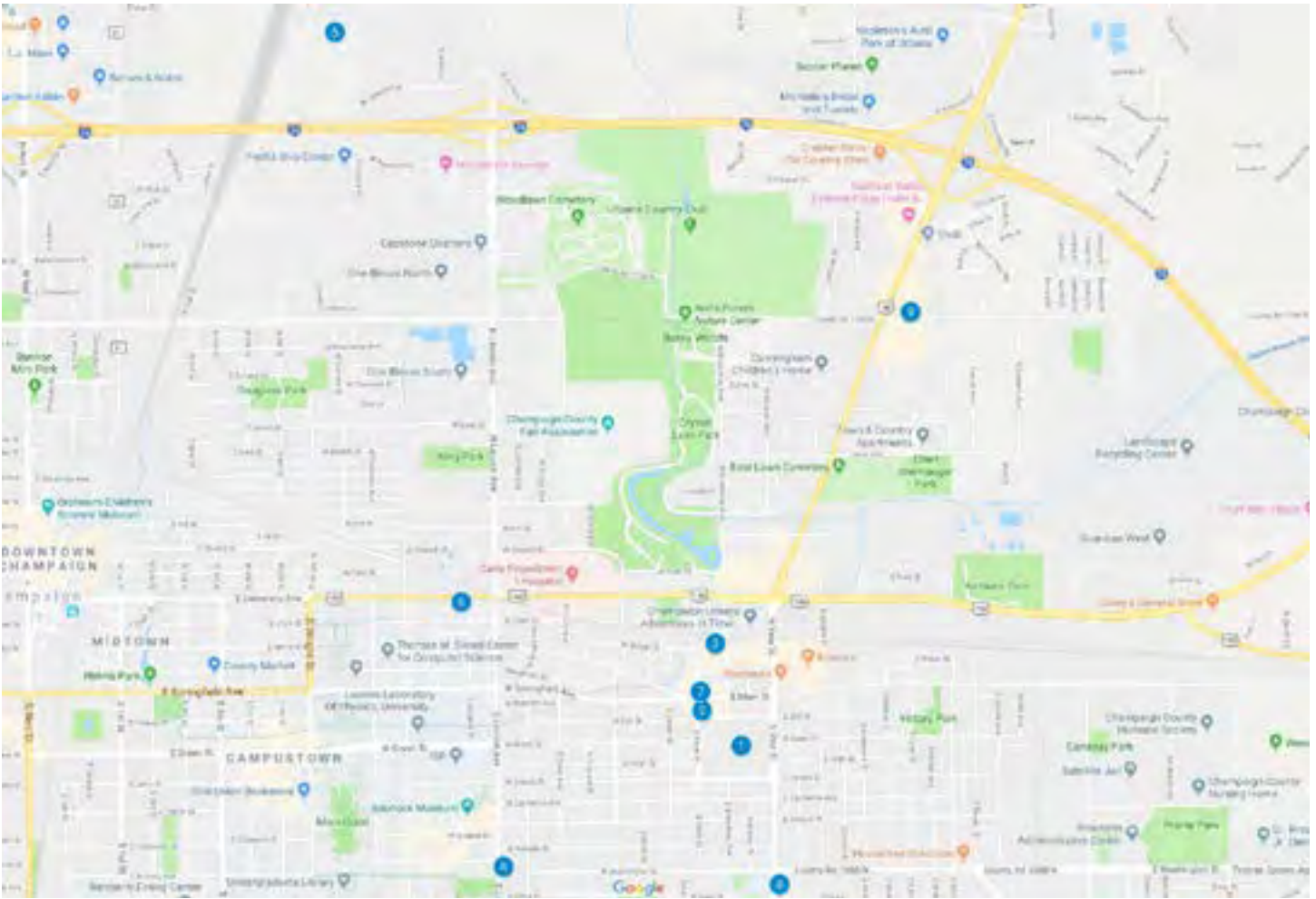
Business and Development Luncheon: What's In Your Square? Contact [wakolschowsky@urbanaininois.us](mailto:wakolschowsky@urbanaininois.us) for more information.

FEBRUARY 26, 5:30pm-7:00pm:

Urbana Business Association Connections Over Cocktails. Dish Passionate Cuisine - 45 E University Ave, Champaign.

Additional community and business events can be found at [business.urbanabusiness.com/events/calendar/](http://business.urbanabusiness.com/events/calendar/) and [visitchampaigncounty.org/events](http://visitchampaigncounty.org/events)

# Development



## CURRENT PROJECTS

BUSINESS	TYPE	ADDRESS	UPDATE	NEW/ RENOVATION	COST	PROGRAM	MAP KEY
Defy Gravity	<i>Dance/Fitness Studio</i>	300 S Broadway	New Business	N/A	N/A		1
Sitara	<i>Indian Restaurant</i>	114 S Race	Complete	Remodel	\$ 33,000	TRI	2
Carle Research Center	<i>Hospital</i>	221 N Broadway	Under Construction	Remodel	\$ 1,800,000		3
906 S Vine	<i>Multifamily</i>	906 S Vine	Under Construction	Remodel	\$ 300,000		4
Plastic Container Corp	<i>Container Manufacturer</i>	2508 N Oak	Under Construction	Addition	\$ 1,500,000	EZST, EZPT	5
Taco Bell	<i>Fast Food Restaurant</i>	1003 W University	Plans Approved	Remodel	\$ 101,500		6
Cohen Building	<i>Vanilla Box Space</i>	136 W Main	Plans Under Review	Remodel	Unknown		7
8-Unit Apartment Building	<i>Multifamily</i>	808 S Lincoln	Plans Under Review	Remodel	\$ 989,000		8
6-Unit Apartment Building	<i>Multifamily</i>	810 S Lincoln	Plans Under Review	New Construction	\$ 795,000		8
5th Dimension Auto Body	<i>Auto Repair</i>	806 E Perkins	Plans Under Review	Addition	Unknown		9

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

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

## Think Urbana

To date, 47 projects, containing a total of 231 units, have applied to receive Think Urbana incentives.



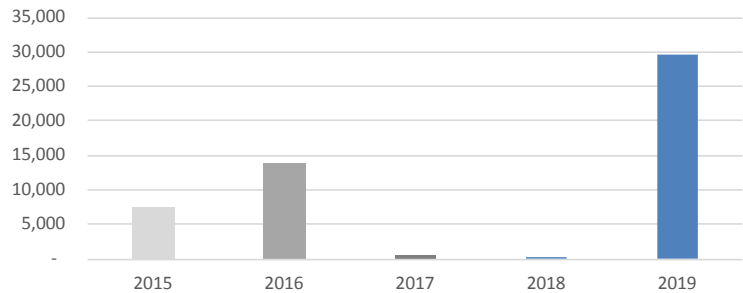
## Total Square Feet Added Year-to-Date All Project Types

A total of 29,619 square feet were added in Urbana in January 2019.

The City of Urbana collects data on square feet 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



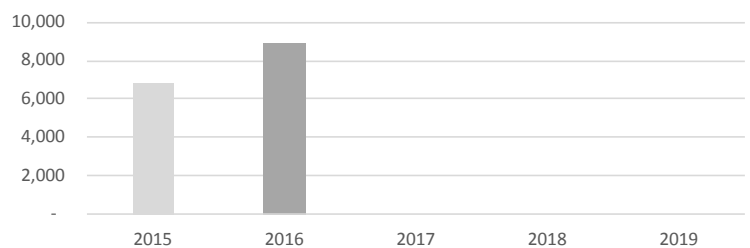
*Source: Urbana Permit Data*

## Single-Family and Duplex Residential Square Feet Added

No new single-family and duplex new construction square feet were added in January 2019, consistent with prior years.

*Source: Urbana Permit Data*

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



*Source: Urbana Permit Data*

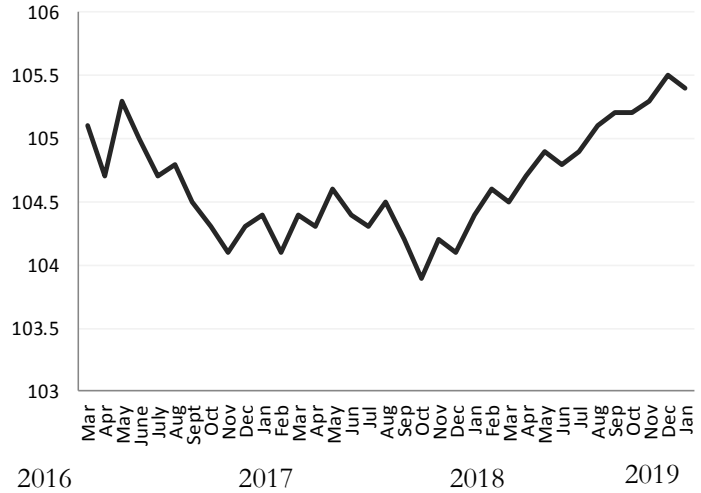
## Flash Index

The Flash Index decreased from 105.5 in December to 105.4 in January. The index remains near highs last seen in early 2016.

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 - 2019 Illinois Flash Index



*Source: U of I Flash Index*

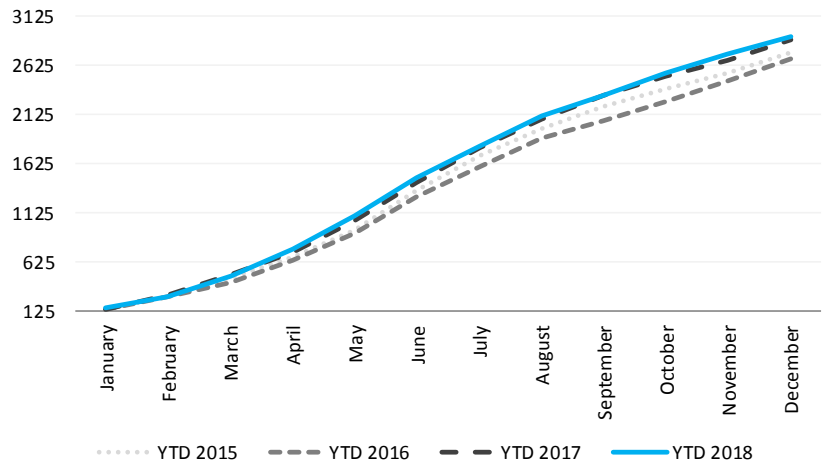
## Home Sales

December 2018 home sales were 0.07% lower than in December 2017, with 179 closed sales compared to 201.

Total home sales in Champaign County were higher than for the prior three years. 2,938 total homes were sold in 2018 compared to 2,883 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*