



COMMITTEE OF THE WHOLE

November 24, 2003

7:30 P.M.

Committee Members Present:

Danielle Chynoweth, James Hayes, Laura Huth, Milton Otto, Esther Patt, Joseph Whelan, and Ruth Wyman – 7

Committee Members Absent:

None

Staff Members Present:

Steve Holz, Jim Page, Deborah Roberts, Mayor Satterthwaite, and Bruce Walden

Others Present:

Stephen Kaufman, Belden Fields, Barbara Horne, Dorothy Martinano, and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Huth called the meeting to order at 7:34 p.m.

Additions to the Agenda and Staff Report

There were none.

Minutes of Previous Meeting

Ms. Patt moved to approve the minutes of the November 10, 2003 meeting of the Committee of the Whole. The motion was seconded by Ms. Wyman and carried by a voice vote.

Public Input

The following people present to express their concerns regarding Ordinance No. 2003-11-136: An Ordinance Approving a Redevelopment Agreement With Allen Strong:

Stephen Kaufman, 4 Burnett Circle, Urbana
Belden Fields, 206 W. Pennsylvania, Urbana
Barbara Horne, 207 W. Vine, Champaign
Dorothy Martinano, 3411 Persimmon Circle, Urbana

Ordinance No. 2003-11-135: An Ordinance Revising the Annual Budget Ordinance (Illinois Power Consultant)

Mayor Satterthwaite presented staff report. This \$34,000 represents the City's share of the fee for the Illinois Power Consultant. The funds will come from the General Reserved.

Mr. Whelan moved to forward the ordinance to Council with a recommendation for approval. The motion was seconded by Ms. Patt. Following debate, the motion to forward **Ordinance No. 2003-11-136: An Ordinance Revising the Annual Budget Ordinance (Illinois Power Consultant)** to Council carried by a voice vote.

Ordinance No. 2003-11-136: An Ordinance Approving a Redevelopment Agreement with Allen Strong

Chief Administrative Officer Bruce Walden and Community Development Manager Libby Tyler presented staff report. This is a development with Allen Strong to assist the demolition and redevelopment of the former Helmick's Lumber property, located at 395 N. Raced Street. The redevelopment plan will consist of overflow parking for the Silver Creek Restaurant (located across the street), a banquet center with seating for up to 300 people, and a coffee shop/bakery. The Agreement will allow the City to loan money to the developer for associate eligible costs of the demolition of structures on the sight.

There is a need to rezone the property from its current Industrial classification to a more appropriate zoning classification of B-4, Central Business District.

This redevelopment would occur in two phases. The first would involve the removal of storage sheds and significant remaining materials and debris from the site and replacement with temporary surface parking. The second phase would involve demolition of the principal lumber yard structure and an adjoining residence to the north and redevelopment with the banquet center, outdoor searing area and retail bakery/coffee shop and the permanent surfacing of the parking lot and construction of a multi-purpose pathway to connect Race Street and the side to the adjacent Leal Park.

This property falls within the boundaries of the Tax Increment Finance District 2. Under the terms of this agreement, the City would assist the developer by utilizing Tax Increment Finance District 2 funds in the amount of up to \$50,000 in loans at 9% interest payable in full no later than two years after the first

advance for eligible costs associated with the redevelopment of the site. The developer has agreed to clear the southern portion of the site by March 2004 and to complete construction of the redevelopment project by the end of October 2005. If the second phase is completed by October 31, 2005, the loan will be forgiven.

Staff recommends approval.

Allen Strong and Gary Burgett answered questions from Committee regarding this redevelopment.

Following extensive debate, Ms. Wyman moved to forward **Ordinance No. Ordinance No. 2003-11-136: An Ordinance Approving a Redevelopment Agreement with Allen Strong** to Council with a recommendation for approval and bring forward any changes necessary to address the easement issue. The motion was seconded by Ms. Chynoweth. Following debate, Mr. Whelan offered a friendly amendment that staff bring information about the developmental negotiations between Mr. Strong and Ms. Kingston. Following debate, Mr. Whelan withdrew his motion. Mr. Whelan requested a roll call vote and stated his disapproval of the vote.

Voting aye were Members of the Committee: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: Mr. Whelan – 1.

Recycling Update

Environmental Manager Rod Fletcher presented staff report. The report covered:
Waste/resource generation rates overall and for specific categories

Diversion rates from 2 views: (diversion rates are defined as the net weight of recyclables divided by the waste/resources generated.)

By resource management type:
Recycling and Composting

By generation category:
Residential, Commercial/Industrial, and Construction & Demolition

Debate followed the report. No action was required on this item.

ADJOURNMENT

There being no further business to come before the Committee, Chair Huth declared the meeting adjourned at 9:20 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

** This meeting was broadcast on cable television. **MINUTES APPROVED: December 8, 2003**