



State of Illinois

Minutes

City of Urbana

**URBANA CITY COUNCIL – CLOSED SESSION**  
400 S. Vine Street, Urbana, IL 61801  
(Property Acquisition Issues)

April 13, 2009

7:00 p.m. – during Committee of the Whole Meeting

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**Minutes Approved, 12/06/2010; Approved for Release, RES. 2017-08-059R**

The Urbana City Council met in closed session at 8:55 p.m. (during the course of the regularly scheduled Committee of the Whole meeting) for the purpose of discussing property acquisition issues pursuant 5 ILCS 120/2 (c)(5).

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

Elected Officials absent: Brandon Bowersox

Staff present: Ronald O'Neal, Jr., Thomas Carrino, Elizabeth Tyler, Gale Jamison

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

Thomas Carrino (Economic Development Manager) gave an updated staff report regarding proposed property acquisition of the Allman site. The current option is good through December 22, 2009 so there is still time to review. The environmental study is complete and there is enough data to approach IEAP which has not been done yet. To date, the City has spent \$90,000 on the project. Full clean-up of petroleum contamination at the site would cost \$840,000 which is cost prohibitive, and limited remediation would be \$283,500 to \$541,000. The site alone is not really developable, but City has made contact with Kirby to negotiate property adjacent. Additional information was given by Gale Jamison (Assistant City Engineer) and Elizabeth Tyler (City Planner/Community Development Director). Discussion followed. The City could terminate its option on the Allman site, but would be out the expense for the study. The consensus of the Council was to have staff work with Kirby to develop an agreement.

Thomas Carrino gave an updated report regarding the status of the Denny's Cleaners property. Review shows dry cleaning solvent contamination on the property. JSM Development is interested in the property and was selected to develop the site, however with the economy down-turning, they will need to

redesign the project. City can work with JSM to redesign or issue a second RFP including JSM in the process. Discussion followed review of the costs to date. It was also noted that the owners of the property to the north might be interested in a larger redevelopment plan in the future and Urbana School District would like to relocate their offices and redevelop that property also. The City is currently extending agreement by month-to-month for a twelve month period. Legal feels that the language should be addressed and this agreement will be coming back to Council for review in the future. The owners of the property would be responsible for cleaning up the contamination from cleaning solvent.

Finally, Thomas Carrino updated the Council regarding the status of the properties north of City Hall. Offers have been made to all of the property owners, but no responses as of yet. The City would like to purchase the properties on the south end of the block and obtain two year options on the north side.

Also, Council was advised of the status of the properties on Broadway Avenue which are owned by Scott Cochrane, just south of Lincoln Square. The owner is firm on asking price of \$250,000, but is interested in demolishing the properties and paving the lots for the City which would save some costs. Public Works has addressed the possibility of using the lot for parking with management of Lincoln Square. Eventually proposals would be requested from developers for the property.

With no more business to come before this closed session, it was moved and seconded to adjourn at 9:57 p.m.

Respectfully submitted,

Phyllis D. Clark  
City Clerk