

STATE OF ILLINOIS

Diane Wolfe Marlin, Mayor

CITY OF URBANA

Charles A. Smyth, City Clerk



URBANA CITY COUNCIL – CLOSED SESSION MINUTES

400 S. Vine Street, Urbana, IL 61801

Sale of Property, 5 ILCS 120/2(c)(6)

Monday July 10, 2017

During the course of the City Council meeting, a closed session was held. The closed session was called to order by Mayor Marlin at 7:32 p.m. following a roll call vote:

Closed Session to Discuss Sale of Property: A closed session for the purpose of setting of a price for sale or lease of property owned by the public body pursuant to 5 ILCS 120/2(c)(6) was made by Alderman Roberts and seconded by Alderman Hazen.

Voting Aye: Ammons, Brown, Hazen, Miller, Roberts, Wu, Marlin

Opposed: none

The City Council, Mayor, Clerk, and selected staff moved to the 2nd floor executive conference room. Elected officials present included Ammons, Brown, Hazen, Miller, Roberts, Wu, Marlin, and Smyth. Elected Officials Absent: Eric Jakobsson. Staff present: Simon, Monson, Schneider, Boys

Mayor Marlin stated the purpose of the closed session (5 ILCS 120/2(c)(6)) to discuss the sale of property. Discussion was led by Brandon Boys.

Mr. Boys reviewed the city history related to the TriStar Building at 1301 E. Washington, Urbana. This 1.2 acre site was donated to the City by TriStar after they were unable to sell the property for \$700,000 after 2 years. They were also unable to find a non-profit to donate it to and hence, they gave it to the city. The city was required to hold the property for 3 years. Efforts to trade the property with School District 116 failed.

In August 2016, Mayor Prussing signed a brokerage agreement with Coldwell Banker to sell the property at \$270,000. That didn't result in any interest and the price was lowered to \$235K. The price was subsequently lowered to \$165K recognizing that the property would likely need to be demolished. Kelly Dillard, who handled the Hanford Hotel demolition, was not interested saying that he would charge the city for removal. Two bids were received at \$60K (Armstrong - neighborhood bar) and 100K (Keller - microbrewery) respectively and the city pursued the latter. When that failed, Overland Group made a bid at \$160,000 and that is on the table now. The original first bid at \$50,000 is also back on the table.

Questions followed from council members Brown, Ammons, and Roberts. Discussion of types of businesses and services appropriate to the neighborhood ensued.

Consensus was reached to accept the \$160,000 offer contingent on reaching a development agreement and doing some additional research.

The City Council and mayor returned to council chambers at 8:14 pm

The body went back into open session at via motion by Miller, second by Ammons and unanimous voice vote.

Charles A. Smyth
Recording Secretary

Charles A. Smyth
City Clerk

*This meeting was taped.

Minutes Approved, 9/18/2017

Minutes released, 8/5/2019, RES. 2019-08-030R