

BUSINESS & DEVELOPMENT

Economic Development Division

Diane Marlin, Mayor

February 2018



Updates

RETREAT AT URBANA

Landmark Properties has an agreement to purchase the decommissioned American Water site and has been approved for re-zoning to R-4 and a Comprehensive Plan amendment. The developer has proposed a townhome development of 26 buildings with 126 units for the 9.89-acre site. While primarily targeting students, the developer hopes to attract seniors, young professionals, and hospital employees as well.

ROANOKE CONCRETE

The City issued Roanoke Concrete Products a building permit for a new concrete plant and material recycling center. The \$2 million dollar projects is expected to be completed by fall of 2018 and represents the first significant investment in the North Lincoln Ave corridor after the road's reconstruction.

1301 E WASHINGTON

R Rentals has entered into a contract to purchase the City owned former Tri-Star building located at 1301 E Washington. Expected development at the site includes demolition of the current building and construction of a new multi-tenant commercial building. R Rentals has 120 days to complete due diligence before closing on the property.

200 S VINE

The City issued an RFP for the 200 S Vine block on March 8th. Submissions and questions will be accepted through April 13th and should be directed to Libby Horwitz, Economic Development Coordinator at erhorwitz@urbanaininois.us.

BUSINESS OUTREACH

Attendance at the City's quarterly Business and Development Luncheons continued to grow, with the February luncheon having attendance of over 80. A panel of five innovative business owners spoke on current and future trends of their businesses and Urbana. The event was sponsored by First State Bank and held at Broadway Food Hall. The next luncheon, *What's In Your Square*, will be held on May 15th in Lincoln Square Mall. In January, Economic Development staff spoke with 11 potential new and expanding businesses and attended nine networking events.

THINK URBANA

The Champaign Urbana Mass Transit District has generously donated space for ten rear bus signs for the month of March. The targeted online Think Urbana marketing campaign, which began in January wrapped up in February. During the campaign's run time, visits to the Think Urbana webpage increased to an average of 21 per day.

WASHINGTON SCHOOL

Comprehensive Plan and Zoning Map amendments were approved to allow for R-3 development at the former Washington School Site, located at 1102 N Broadway Ave. The site will go up for auction in the upcoming months.

Upcoming Events

MARCH 17, 4:00pm-6:00pm:

Urbana Business Association - World's Shortest Saint Patrick's Day Parade. Sipyard, 204 W Main.

MARCH 20, 8:30am-9:30am:

Joint Home Builders Association of East Central Illinois and City of Urbana Coffee With a Builder / Think Urbana Homebuilders Breakfast. Broadway Food Hall, 401 N Broadway.

MARCH 27, 11:00am-12:00pm:

Urbana Business Association - Revamping Your Marketing & Social Media Strategy Workshop featuring Natalie Kenny Marquez. Urbana Civic Center, 108 E Water.

MARCH 27, 5:30pm-7pm:

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

APRIL 14, 1:00pm-5:00pm:

Urbana Celebrates the Boneyard.- Family Friendly event featuring Dance Music Therapy, COLAB, Hybrid Arts, Joyful Bubbles, and art stations. Boneyard Creek Crossing, northwest corner of Griggs and Race Streets.

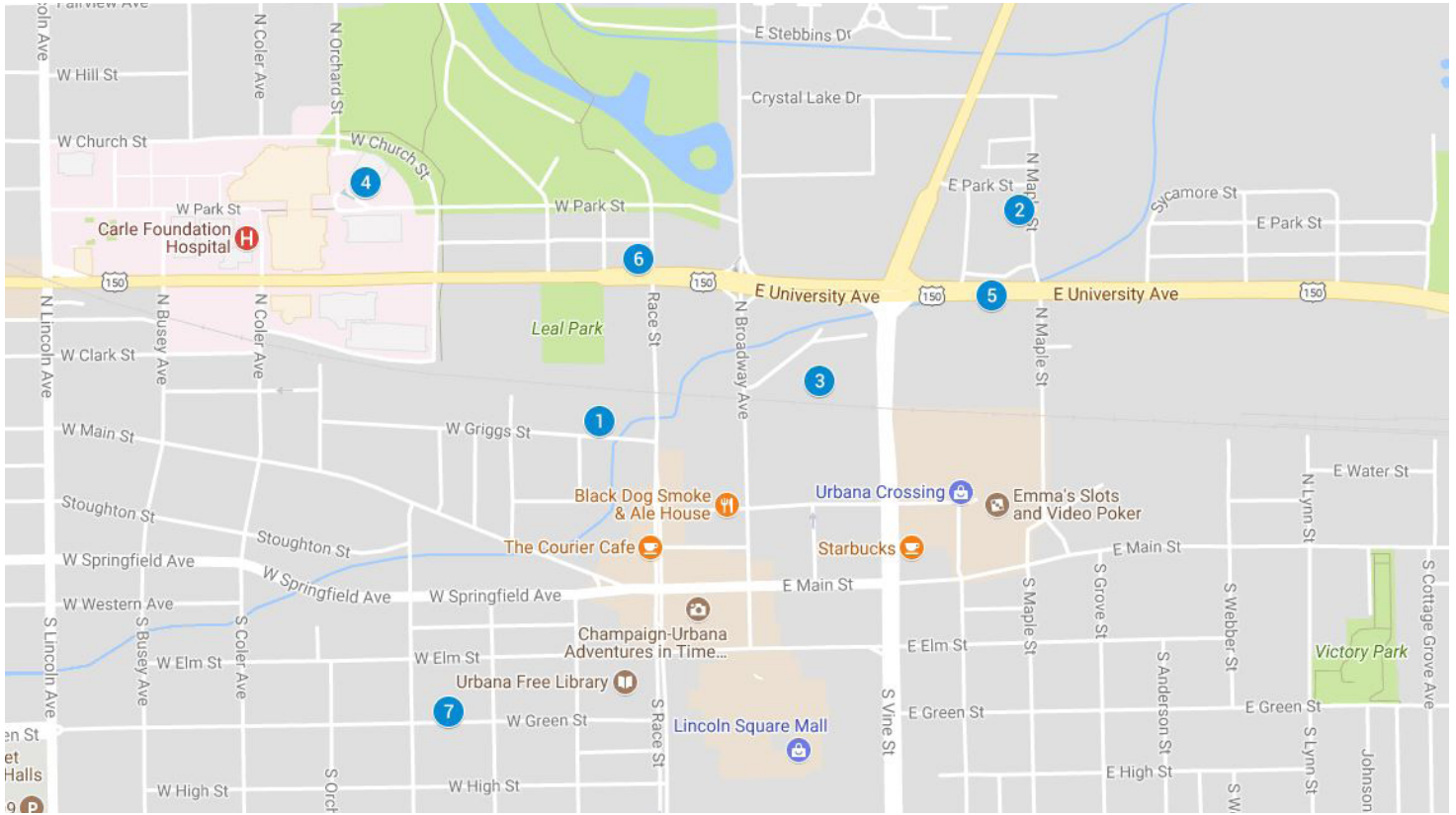
APRIL 19, 3:00pm-6:00pm:

Urbana Realtor Tours - Urbana for All Ages. Starting at Spark Cafe, 142 Lincoln Square.

APRIL 26, 5:30pm-7:30pm:

Sneak Peek - Urbana arts Grant Announcement Event. Broadway Food Hall, 401 N Broadway.

Additional community and business events can be found at business.urbanabusiness.com/events/calendar/ and visitchampaigncounty.org/events.



- 1 25 O'Clock Brewing
- 2 Restaurant
- 3 CU Adventures

- 4 Carle Foundation
- 5 Domino's Pizza
- 6 Tricoci University

- 7 408 W Green

CURRENT PROJECTS

BUSINESS	TYPE	ADDRESS	UPDATE	NEW/ RENO	COST	PROGRAM	MAP KEY
25 O'Clock Brewing - Taproom	<i>Microbrew</i>	208 W Griggs	Permit Issued	Renovation	Unknown	EZST, TRI, TDA	1
Restaurant	<i>Restaurant</i>	510 N Cunningham St 103/104	Permit Issued	Renovation	Unknown	EZST	2
CU Adventures	<i>Escape Room</i>	302 N Broadway	Plans Under Review	Renovation	Unknown	-	3
Carle Foundation - 8th Floor	<i>Hospital</i>	611 Park	Plans Under Review	Renovation	\$1,329,347	-	4
Domino's Pizza	<i>Fast Casual Restaurant</i>	407 E University	Plans Under Review	New Building	\$750,000.00	-	5
Tricoci University	<i>Beauty School</i>	202 W University	Plans Under Review	Renovation	\$15,127	-	6
408 W Green	<i>Apartments - 5 Units</i>	408 W Green	Plans Under Review	New Building	Unknown	-	7

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

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

Think Urbana

To-date, 31 projects, containing a total of 67 units, have applied to receive Think Urbana incentives.



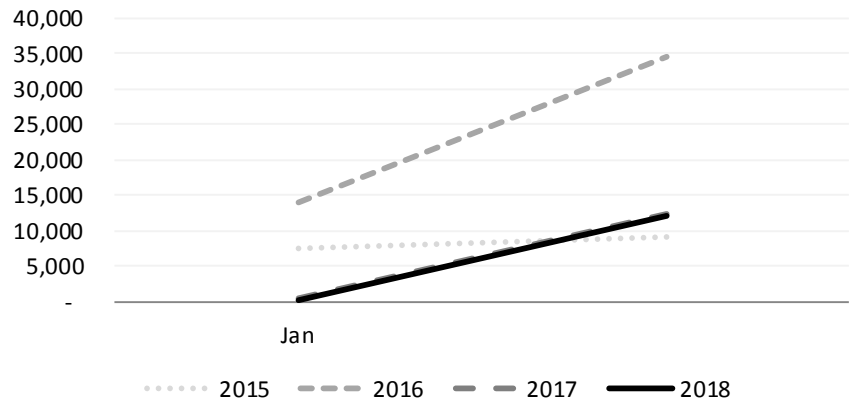
Total Square Feet Added Year-to-Date All Project Types

A total of 12,013 square feet was added in new construction from January through February 2018. This growth was lower than both 2017 and 2015 for these months, and slightly higher than 2016.

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



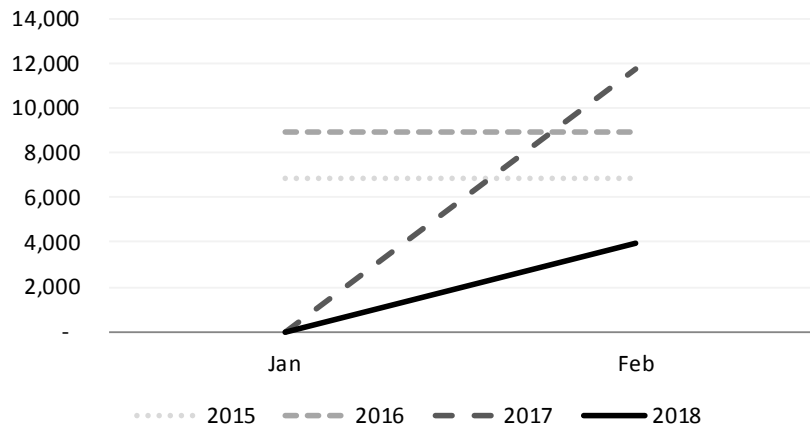
Source: Urbana Permit Data

Single-Family and Duplex Residential Square Feet Added

A total of 3,924 square feet were added year-to-date for new construction one and two family homes from January through February of 2018. This amount was lower than the prior three years, however, permits for single and two family new construction have been down in all of Urbana, Champaign, Savoy, and Mahomet.

Source: Urbana Permit Data, News Gazette Permit Data

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



Source: Urbana Permit Data

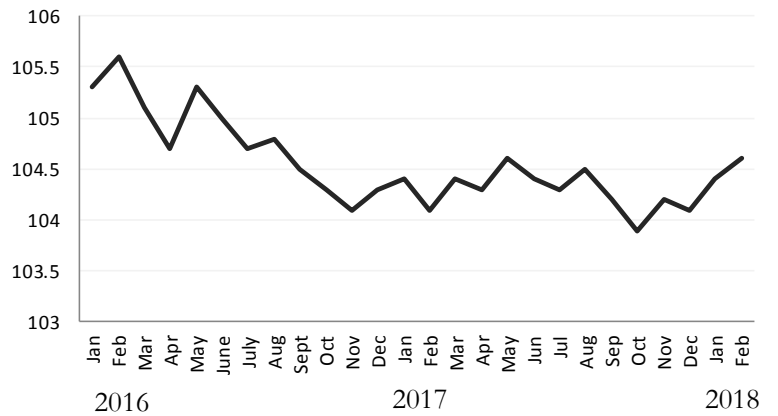
Research & Analysis

Flash Index

The Flash Index increased from 104.4 in January to 104.6 in February. 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

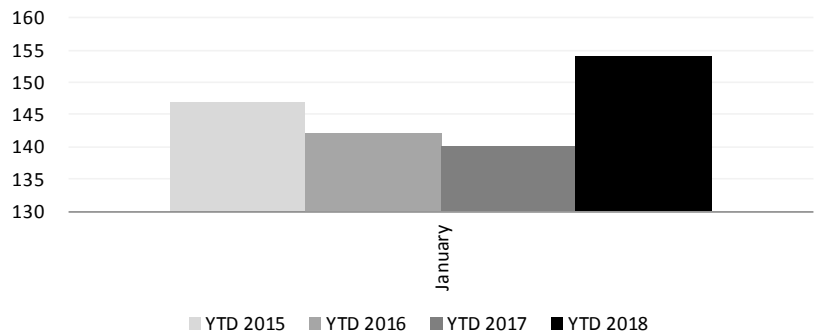
Home Sales

Year-to-date homes sales in Champaign County were at their highest in the last four years.

As of January 154 homes sold year-to-date in 2018 compared to 141 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