

BUSINESS & DEVELOPMENT

Economic Development Division

Diane Marlin, Mayor

July 2018



Updates

KICKAPOO RAIL TRAIL

The Champaign County Regional Planning Commission (CCRPC) has been funded \$100,000 in Federal funding and \$25,000 from Carle to study the extension of the Kickapoo Rail Trail (KRT) through Downtown Urbana. The proposed extension would begin at the terminus of the existing KRT, completed by the Champaign County Forest Preserve, and connect through Downtown Urbana, Carle Foundation Hospital, and the University of Illinois. The planning efforts will last approximately two years and are expected to culminate in a final report including recommendations and design concepts. The Urbana Park District played a key role in convening stakeholders and initiating early planning for the concept.

LINCOLN SQUARE MALL

Lincoln Square Mall has five currently expanding and new businesses. The PASS Program, a medical test preparation program, began classes on July 30th and will bring 30-40 students each semester. The IDEA Store is relocating from its Champaign location to occupy the former Art Mart space. Miranda's Loom, a functional arts retailer, previously based in Carbondale plans to open September 1st. Rape Advocacy, Counseling, & Educational Services (RACES) and Court Appointed Special Advocates for Children (CASA) will both relocate within the building, doubling their current space. Elliot Counseling, a mental health support provider, is relocating and expanding from Champaign and plans to open September 1st.

SUNNYCREST CENTER

PACE Center for Independent Living and the American Society for the Prevention of Cruelty to Animals (ASPCA) have expanded their office spaces within the Sunnycrest Center on South Philo Road, with ASPCA adding 15 new employees. Sunnycrest also welcomed the Everyday Quilting Company, a long-arm machine quilting shop specializing in quilting for clients.

LANDMARK HOTEL

Chicago-based broker Rick George of Avison Young listed the Landmark Hotel property for auction on the real estate website Ten-X Commercial. The listing page shows a minimum bid of \$600,000 and a refundable participation deposit of \$10,000. The auction will commence on September 11th.

JX ENTERPRISES

JX Enterprises purchased the former Hanford Inn site (2408 N Cunningham) in 2017 and plans to begin development soon for a Peterbilt Truck Center. JX Enterprises will re-locate from their current location at 1510 Triumph Drive, north of Urbana, and add additional employees at the new location.

WASHINGTON SCHOOL

The former Washington School site (1102 N Broadway) sold at auction to Matt Cho for \$75,000 on June 25th. Matt Cho has previously developed Sipyard, [co][lab], Cafeteria & Co, and Broadway Food Hall. Matt Cho is also currently redeveloping 129 N Race Street into Analog a new cafe, wine bar, and co-working space.

CU TOURISM IMPACT

Visit Champaign County recently released a report on tourism in Illinois. In 2017, tourism grew in Champaign County by 6.1%, with visitors spending an estimated \$349.23 million on tourism expenditures. These expenditures supported an estimated 3,140 jobs and generated an estimated \$6.21 million in local tax revenue for the year.

BUSINESS OUTREACH

In June, Economic Development staff spoke with 14 prospective developers and potential new and expanding businesses. Staff attended and hosted six networking and training events including UBA Ribbon Cuttings and Think Urbana Neighborhood Tours.

URBANA ART EXPO

The 4th Annual Urbana Art Expo will be September 14th-16th, 2018 at the Urbana Civic Center, cosponsored by 40 North Champaign County Arts Council. The application is available online at www.urbanaininois.us/artexpo. The deadline for applications is this August 8th, 2018 at 11:59pm.

Upcoming Events

August 2, 3:00pm-5:00pm:

Urbana Realtor Neighborhood Tours - Beringer Commons. 3015 Rutherford Drive.

August 3, 5:30pm:

Urbana First Fridays, Downtown Urbana.

August 8, 6:30pm-8:00pm:

Urbana Neighborhood Nights - New Souls. Prairie Park.

August 8, 6:30pm-8:30pm:

Open Scene Open Mic. 25 O'Clock Brewing Company, 208 W Griggs.

August 15, 6:30pm-8:00pm:

Urbana Neighborhood Nights - Surreal Deal. Meadowbrook Prairie Play

August 22, 5:30pm-7:30pm:

Open Scene Open Mic. Common Ground Coop, 300 S Broadway Ave.

August 24 - 25:

Urbana Sweetcorn Festival. Downtown Urbana.

September 7, 5:30pm:

Urbana First Fridays, Downtown Urbana.

September 6, 5:30pm-7:30pm:

Open Scene Open Mic. Boneyard Creek Crossing.

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

Open Scene Open Mic. Urbana Dance Company, 122 W Main.

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

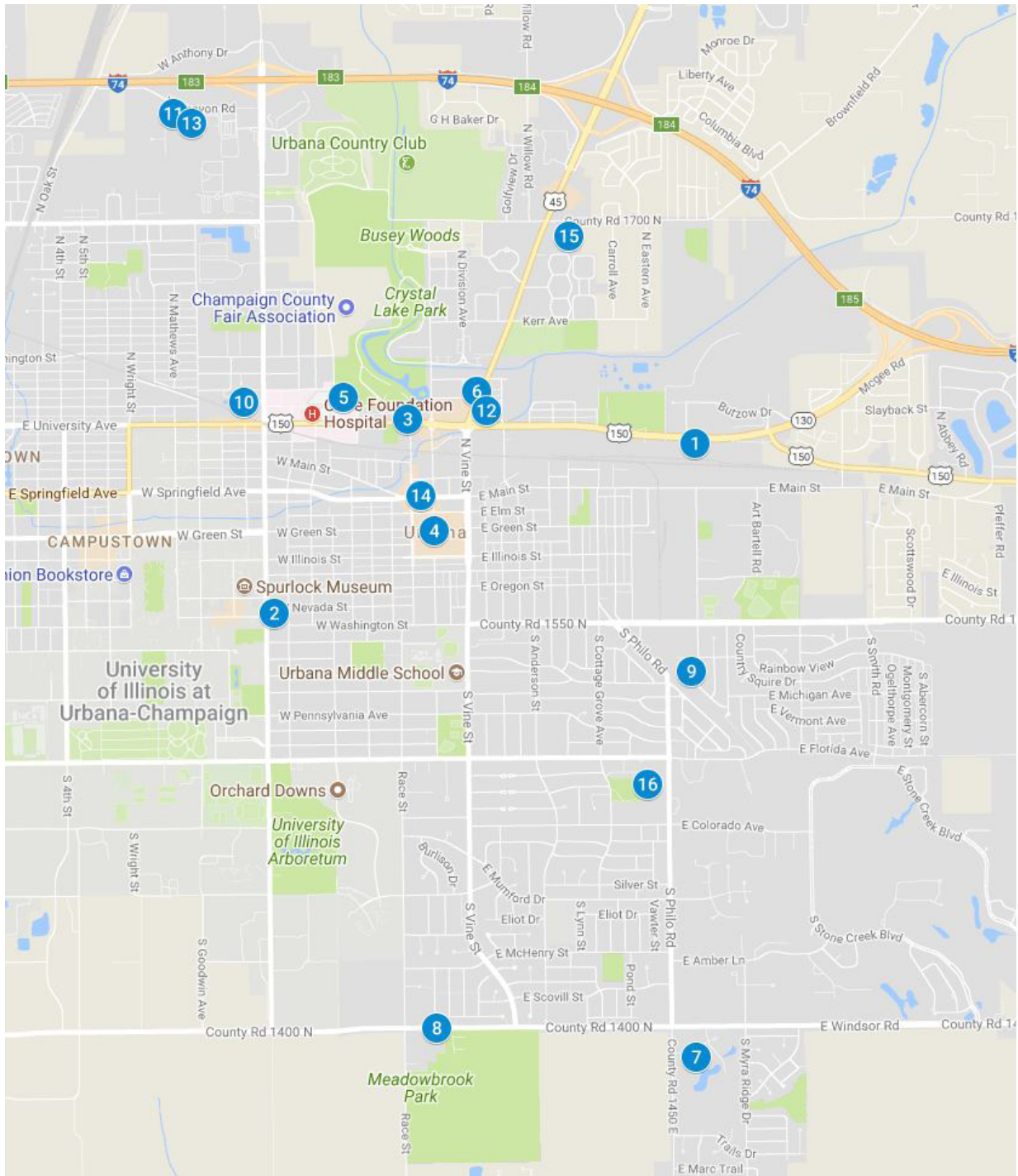
Development

CURRENT PROJECTS

BUSINESS	TYPE	ADDRESS	UPDATE	NEW/ RENOVATION	COST	PROGRAM	MAP KEY
Illini FS	<i>Garden Supply</i>	1509 E. University	Complete	Renovation	\$12,500	-	1
809 Nevada Apartments	<i>18 Unit Apartments</i>	809 W Nevada	Complete	New Building	\$3,500,000	-	2
Tricoci University	<i>Beauty School</i>	202 W University	Complete	Renovation	\$15,127	-	3
PASS Office	<i>Service Organization</i>	300 S Broadway	Under Construction	Renovation	\$66,000	EZ	4
RACES Office	<i>Service Organization</i>	300 S Broadway	Under Construction	Renovation	\$51,700	EZ	4
IDEA Store	<i>Reuse Resale Shop</i>	300 S Broadway	Under Construction	Renovation	\$55,000	EZ, TRI	4
Carle Foundation Projects (3)	<i>Hospital</i>	611 & 606 Park, Windsor	Under Construction	Renovation	\$2,200,000	-	5
McDonalds	<i>Fast Casual Restaurant</i>	601 N Cunningham	Under Construction	Renovation	\$65,000	-	6
Urbana Fine Arts Studio	<i>Dance Studio</i>	2860 S Philo	Under Construction	Renovation	\$60,000	EZ	7
Clark Lindsey	<i>Solarium</i>	101 E Windsor	Under Construction	Addition	\$189,000	-	8
Aspen Court	<i>Apartments</i>	1557 Hunter	Permit Issued	Renovation	\$5,200,000	-	9
Retreat at Urbana	<i>Apartments</i>	601 N Lincoln	Plans Under Review	New Building	EST. \$25,000,000	-	10
Peoria Charter	<i>Charter Bus Service</i>	2008 Federal	Plans Under Review	Parking Lot	Unknown	-	11
OSF Clinic	<i>Medical Clinic</i>	520 N Cunningham	Plans Under Review	New Building	Unknown	-	12
Hybrid Performance Arts	<i>Performance Ware Store</i>	300 S Broadway	Moving Away Location TBD	Moving Away Location TBD	NA	-	4
Campus Ink	<i>Screen Printing</i>	1201 W Kenyon	Moving In	Moving In	NA	-	13
Tang Dynasty	<i>Restaurant</i>	300 S Broadway	Business Closing	Business Closing	NA	-	4
Candie Kate Photo	<i>Photography Studio</i>	122 W Main	New Business	New Business	NA	TBG	14
LaMichoanacana Express	<i>Ice Cream</i>	1508 N Cunningham	New Business	New Business	NA	TBG	15
Everyday Quilting Company	<i>Quilting</i>	1717 S Philo	New Business	New Business	NA	-	16

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

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



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|---|-----------------------------|---------------------------------|
| 1 Illini FS | 5 Carle Foundation Hospital | 11 Peoria Charter |
| 2 809 Nevada Apartments | 6 McDonalds | 12 OSF Clinic |
| 3 Tricoci University | 7 Urbana Fine Arts Studio | 13 Campus Ink |
| 4 PASS/RACES/IDEA/Hybrid/
Tang Dynasty/Elliott Counseling
/Miranda's Loom | 8 Clark Lindsey | 14 Candie Kate Photo |
| | 9 Aspen Court | 15 LaMichoanacana Express |
| | 10 Retreat at Urbana | 16 Everyday Quilting/PACE/ASPCA |

Think Urbana

To-date, 44 projects, containing a total of 101 units, have applied to receive Think Urbana incentives.



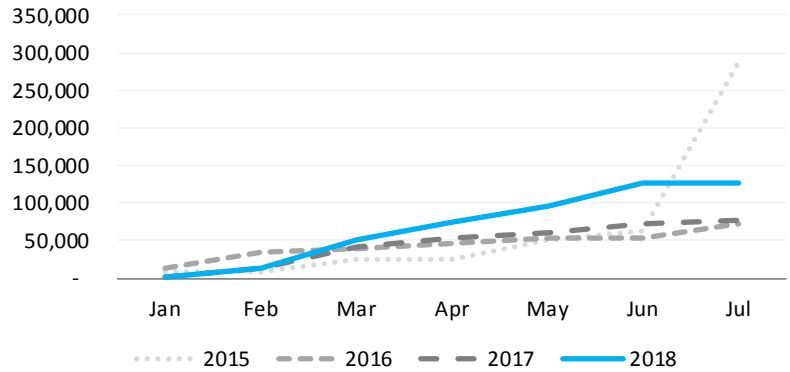
Total Square Feet Added Year-to-Date All Project Types

A total of 126,709 square feet were added in Urbana from January through July 2018. This growth was higher than the prior two years for these months due to construction from April through June. Year to date construction was lower than in 2015 due to the construction of 901 Western Apartments in 2015.

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



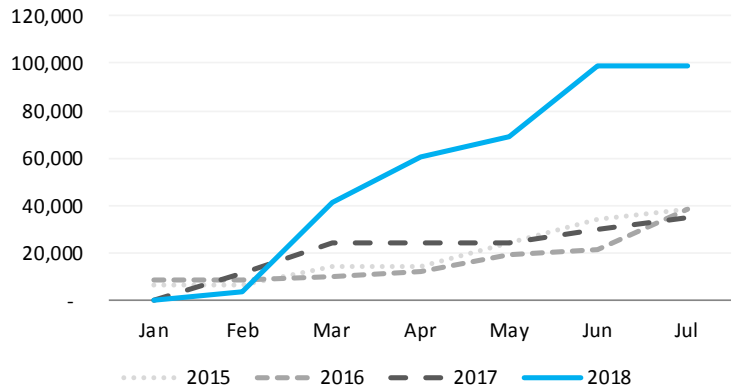
Source: Urbana Permit Data

Single-Family and Duplex Residential Square Feet Added

A total of 110,650 square feet were added year-to-date for new construction of one and two family homes from January through July of 2018 in Urbana. This amount was significantly higher than the prior three years, and was primarily caused by construction at Stone Creek.

Source: Urbana Permit Data

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



Source: Urbana Permit Data

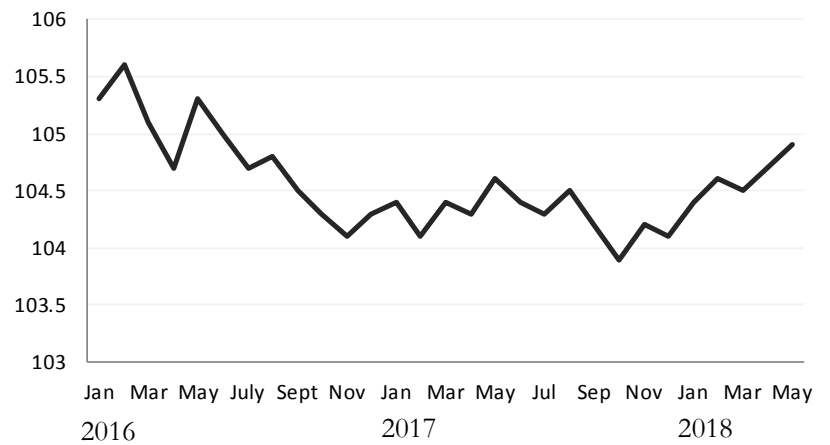
Research & Analysis

Flash Index

The Flash Index continued to increase from 104.7 in April to 104.9 in May. 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

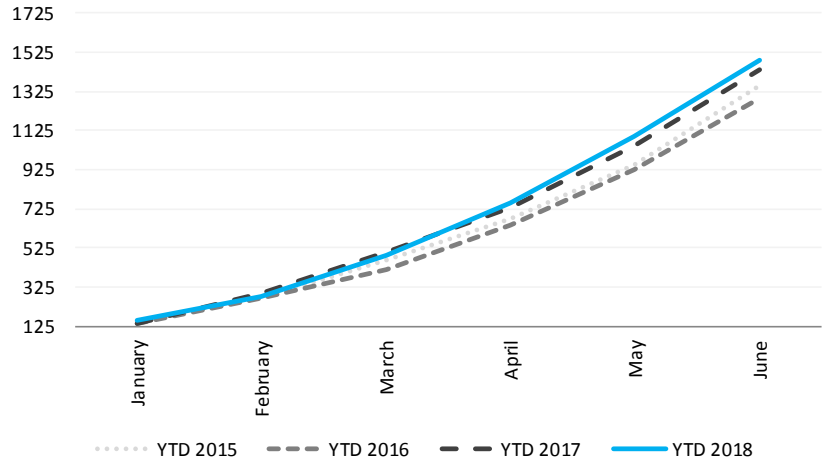
Home Sales

June 2018 home sales were 1.82% higher than in June 2017, with 391 closed sales compared to 384.

Year-to-date homes sales in Champaign County were higher than for the prior three years. As of June, 1,487 homes sold year-to-date in 2018 compared to 1,433 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