



State of Illinois  
Diane Wolfe Marlin, Mayor



City of Urbana  
Charles A. Smyth, City Clerk

**URBANA CITY COUNCIL – CLOSED SESSION MINUTES**  
**400 S. Vine St., Urbana, IL 61801**

A: Acquisition of Property, Pursuant to 5 ILCS 1320/2(c)(5)

C: Sale of City Property, Pursuant to 5 ILCS 1320/2(c)(6)

October 8, 2018 – 6:00 pm

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The Urbana City Council met in closed session Oct. 8, 2018 at 6:00 pm during the course of a special City Council meeting to consider the Acquisition of Property, Pursuant to 5 ILCS 120/2(c)(5), the Sale of City Property pursuant to 5 ILCS 120/2(c)(6), Collective Bargaining Issues pursuant to 5 ILCS 1320/2(c)(2), and Pending Litigation, Pursuant to 5 ILCS 1320/2(c)(11). Following a roll call vote, City Council Members and selected staff moved to the 2<sup>nd</sup> Floor Executive Conference Room.

Elected Officials present: City Council Members Ammons, Brown, Hazen, Jakobsson, Miller, Roberts, Wu, Clerk Smyth, Mayor Marlin; Absent: None; via Teleconference: none; Staff present: Michelle Brooks, Assistant City Attorney; John Schneider, Brandon Boys, Carol Mitten, Todd Rent, Brandon Boys, Bill Gray, Elizabeth Hannan, and Randy Burgett.

Mayor Marlin called the closed session to order at 6:05 pm and stating the four purposes of the closed session. Clerk Smyth noted everyone present as listed above.

Part A: Acquisition of Property, Pursuant to 5 ILCS 1320/2(c)(5)

Randy Burgett, Grants Management, presented an offer from Roy Burch Real Estate to purchase 1407 W. Beslin for \$11,462.26. The property was acquired via a tax sale. Mr. Burgett described the potential purchase and demolition providing a breakdown of costs to council. Questions and discussion followed. In response to CM Roberts, Mr. Burgett noted that this property is in Census Tract 53 where Habitat for Humanity has built a couple of homes. In response to CM Brown and CM Hazen, Mr. Burgett and Mr. Schneider discussed the costs of forgiving the lien of \$15K versus the administrative time and costs of going through a judicial deed process to acquire the property. The owner passed away 3 years ago, this is more efficient, and there is no estate in this case so this is the best way to go.

Mr. Burgett stated that the first round funding from Illinois Housing Development Authority runs out May 2019, the second round through 2021, and is only for demolition of abandoned properties. Mr. Burgett noted that we can donate the property to another non-profit to develop or to an affordable housing developer. CDBG funds will be used for the purchase and there are still have funds from last year of approximately \$80K. Mr. Schneider noted that the funds have been allocated just for this purpose and that we try to do this annually to deal with blighted and abandoned properties. In the current program, 2 have been purchased already and 16 done under the previous

program. CM Brown noted that theoretically we could we replace the HUD money if we were to use the property differently but Mr. Burgett indicated this would actually be hard to accomplish. Mr. Burgett noted that the federal funds do tie our hands but the program has made a big difference. Mr. Schneider stated this will be on the next council agenda for action.

Mr. Burgett left the meeting.

Part C: Sale of City Property, Pursuant to 5 ILCS 1320/2(c)(6) – approved for release Aug 5, 2019

Brandon Boys, Economic Development manager noted the location of the property (1301 E. Washington) and summarized immediate past action related to the property reviewing past best offers. The plan is to put out to auction with the same conditions of the two top previous bidders. The auction process should be simple enough. Mr. Boys summarized his understanding of potential respondents Hosier, Armstrong, and possibly Dig-it. Dig-it who had expressed interest but wants \$50K from the city to demolish the property. The auction will be noticed and publicized. The desire is for the property to be development ready including any pavement but he will double check to see if the no further remediation letter requires keeping the parking lot. Bill Gray noted that there's some contamination in the NE corner and that the no remediation letter relates to institutional controls in place. Mr. Boys indicated what the next steps at committee and council would be. In response to CM Ammons, Mr. Boys intends to use the city website, Loopnet, and the newspaper. CM Ammons asked if there were other places to advertise such as Smile Politely. Mr. Boys suggested a press release and a sign on site.

Discussion ended at 6:48pm. Council members and staff returned to council chambers and to open session.

Respectfully submitted,

Charles A. Smyth  
City Clerk

Minutes Approved: January 7, 2019

Approved for Release: Part A (2019-01-002R) and Part C (2019-0830R)