
DATE: Monday, May 20, 2019
TIME: 7:00 P.M.
PLACE: Urbana City Council Chambers, 400 S. Vine St, Urbana, IL 61801

The City Council of the City of Urbana, Illinois, met in regular session on Monday, May 20, 2019 at 7:00pm in the Council Chambers of the Urbana City Building.

ELECTED OFFICIALS PHYSICALLY PRESENT: Maryalice Wu, Ward 1; Eric Jakobsson, Ward 2; Shirese Hursey, Ward 3; Bill Brown, Ward 4; Dennis Roberts, Ward 5; Jared Miller, Ward 7; Diane Wolfe Marlin, Mayor; Charles A. Smyth, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: Dean Hazen, Ward 6

ELECTED OFFICIALS ABSENT: None

STAFF PRESENT: Carol Mitten, Derek Odle, Alysa Jaje, Elizabeth Hannan, Elizabeth Beaty, Barb Stiehl, Lorrie Pearson, Brandon Boys

OTHERS PRESENT: Patricia Avery, Ilona Matkovszki, Gina Pagliuso, Courtney Caruthers, Bishop King James and Rev. Dr. Evelyn Underwood, Linda Turnbull, Jobie Taylor, Josh Payne, Ken Beth, Members of the Media

A. CALL TO ORDER AND ROLL CALL

There being a quorum present, Mayor Marlin called the meeting of the Urbana City Council to order at 7:02 pm.

B. APPROVAL OF MINUTES OF PREVIOUS MEETING

City Council Member (CM) Maryalice Wu made a motion to approve minutes from the May 6, 2019 regular meeting. Motion seconded by CM Miller, and passed by unanimous voice vote.

C. ADDITIONS TO THE AGENDA

There were none.

D. PUBLIC INPUT

1. Public Input Cards

Patricia Avery, Executive Director of the CU Area Project (CUAP) spoke about the joint TRUCE/STEP proposal to the City/Township Social Service funding program asking for training funds to work in the City of Urbana. She provided a history of her involvement in preventing gun violence from the perspective of a survivor of gun violence and of learning about programs that work such as Ceasefire. She described the program, local training, and achieving funding from the Champaign County Mental Health Board. She noted their goal is to stop the spread of violence by mediating before violence begins, trying to stop people from shooting and spending the rest of their lives in jail. She noted the most recent deaths and shootings in the communities. She concluded by asking that the City Council review their proposal for training three Urbana residents.

Josh Payne introduced himself as the Outreach manager for TRUCE, partnering with STEP tutoring at the Dublin Street Church of Christ. He said that they serve a mix of Champaign and Urbana youth around the Douglass Park area. He spoke of working with several youth expelled from Urbana schools this past year and thanked CM Hursey for her involvement. He has been working for the past three years on restorative justice and mediation training. In addition to a team working with 11 boys expelled from Urbana High School, they have been working with the victim who has been in no more trouble and has a job. He reported that the STEP tutoring on Saturdays

enables connections, helps build structure, and puts education as a priority. He urged council to consider supporting the proposal.

Jobie Taylor provided additional history about TRUCE noting that they've been very active in middle school and High School around mentoring young men and women to put aside violence, building relationships, and developing trust. He also urged council to support the program as boots on the ground are needed in Urbana.

Linda Turnbull asked for a moment of silence for those killed by gun violence, including her sister and a nephew. She noted her involvement with local youth including subbing in schools stating that we need more people, money, and more time. She talked about the need to reach and help any organization that wants to oppose gun violence; that it has never been like this here. She urged council to support people working the neighborhood and to consider funding the program.

Courtney Caruthers, pastor of Dublin Street Church representing STEP, told a story of an old man known for his wisdom who concluded that the bird is in your hand. The children are like these birds, in our hands. He stated appreciation for the support received but they need more, including support of the city to keep the program going and can't go further without additional funds. He noted that the idea for the STEP program and acronym came from meeting with one of the mothers of an expelled child who noted the need for people to step up. He asked the city to do whatever they can to help.

Mayor Marlin noted that the City Council has received staff recommendations for Social Service funding, will be considering the proposals, and will be providing input for final considerations.

Gina Pagliuso, a member of Urbana's Historic Preservation Commission (HPC), noted the new fee for nominating a property for a landmark without owner support. She commented that the Zoning Ordinance states that nominations can be made without the owner's permission. She expressed several concerns about the redevelopment agreement concerning the Landmark Hotel including not being about to find anything about the developer or Marksons Affiliates. She noted that the hotel is on the National Register as well as a local landmark so the use of the wording "preservation wherever feasible" in the agreement needs to meet appropriate historical criteria. She listed a number of questions about the agreement including: meaning of the word "reconditioned" with respect to the exterior, additional hotel motel tax, noted reimbursement minimum of \$5.2M but is there a maximum, the use of tax exemptions related to federal or state historical programs and enterprise zone, the number of years of non-competing incentives, and the cost to the city of minority-women owned business aspirational goals. She pointed out that building permit fees are waived for local landmarks. She asked about the issue of continuous operation guarantee for 10 years versus language giving the City approval of any sale that does not result in operation for 10 years. She also asked for an explanation of the \$75K payment by the city in expenses related to acquiring the property by the developer. CM Roberts asked about requirements for working on the exterior of the building. Ms. Pagliuso stated that the newer part, as non-contributing, may not need a certificate appropriateness, but the older part does and that there are certain criteria in the matrix in the back of the Zoning ordinance that list what goes to the HPC or can just get administrative review. She noted that she has been around and observed several multiple landmark nominations. She would like to see the new portion of the hotel not look out of place with the old portion.

Bishop King James Underwood and Rev. Dr. Evelyn Underwood did not wish to speak but asked that their concerns regarding the Dr. Ellis Subdivision sewer issues and support for the STEP proposal be entered into the record.

2. Budget Presentation – Mayor Marlin, Carol Mitten, Elizabeth Hannan

Mayor Marlin turned the chair of the meeting over to CM Brown and with City Administrator Mitten and Finance Director Hannan, presented an overview of the FY 2020 city budget. She began by presenting highlights of the past two years noting a starting point that included a \$2.5M structural

deficit. Strategic and intentional decisions have solved some of the issues with City reserves at recommended levels, higher funding of police and fire pensions as well as developing a new Vehicle and Equipment Fund (VERF) approach. She summarized staff work on service inventory, prioritizing needs, spending reductions, and revenue increases, noting various leadership transitions, retirements, and filling the City Administrator (CA) position. She noted the implementation of the new financial system MUNIS, processing 1,293 employment applications, new online services, updated internal policies and procedures, and negotiation of three contracts with bargaining units using in house staff.

Mayor Marlin described a variety of Planning for the Future items including a facilities master plan, an updated stormwater master plan, pavement condition assessment, pedestrian master plan, Market Square visioning, and work with the Urbana Park District to extend the Kickapoo Rail Trail into the city. She noted that Community Development has done 3,793 housing inspections and issued 33 building permits. Five projects representing \$85M in new construction were given as examples of growing our tax base while Think Urbana has increased single family and duplex building, doubling our regional new market share of home building. There have been creative reuse projects, various expansions and renovations, and 27 opening grants for small businesses. The city has also been promoting equity, developing a minority and women business program framework similar to Champaign's, with a planned minority vendor database and hiring goals in all development agreements. There has been a substantial increase in minority applicants for firefighter recruitment (111%). The city is also working to reduce disparities, with a reduction in the traffic stop ratio, adding the fix it voucher program, repealing the aggressive solicitation ordinance, doubling Supplemental Nutrition Assistance Program (SNAP) benefits at Market at the Square, developing traffic and pedestrian stop educational videos and having human relations workshops. The city is also working on access to clean, safe housing with the renovation of Aspen Court and planning a new housing with the Housing Authority on Colorado Avenue and Brinshore Development on the Lierman Avenue sites.

Mayor Marlin described marketing and celebrating Urbana (#smallcitybiglife) with many examples, including an expanded public arts and culture program, new downtown events, a new bikeshare program, reforestation work, additional social media and newsletter activities as well as an Urbana pilot summer youth program. The Solar Urbana Champaign program is beginning a fourth year with 180 arrays already installed. She noted that the fire department achieved ISO Class 1, the city was re-awarded Gold level bicycle friendly status, the Government Finance Officers Association recognized the Finance Department's financial reporting, UPTV received two awards at the Best of the Midwest Video Fest, Champaign-Urbana was named the greatest Midwest food town by Midwest Living Magazine and age friendly by the American Association of Retired Persons (AARP) and World Health Organization (WHO). She recognized hard work by the community and staff, and thanked the council for support and leadership.

City Administrator Carol Mitten and Finance Director Elizabeth Hannan delved into the budget.

Ms. Mitten provided general takeaways noting significant progress toward reducing the structural deficit, robust development where possible for long-term revenue growth, downsizing staffing in select areas, noting any reductions in staff next year will impact services. Ms. Hannan reviewed the financial forecast from the current fiscal year and the upcoming FY2020, which call for \$250K in revenue increases with \$500K in reductions. She noted that a new policy in 2018 for pension funding put the City on a more aggressive track with the 2018 tax levy. The proposed budget has recurring expenses at 97.4%, lower to reflect that expenses are still outpacing revenues. City Reserves are at 17.4% of recurring expenses which exceeds the policy minimum of 15%. One-time money was used to build reserves for workers comp and liability claims which had been depleted below adequate reserves.

Ms. Mitten provided additional economic and financial context for planning the budget noting that the University of Illinois is the anchor employer and that education, healthcare, government and private sector employers bring thousands of people to Urbana daily so the City needs to have a vibrant community for them. She noted that the University of Illinois Flash Index shows the state

growing modestly; assessments have grown 2.1%; unemployment is at 4.8%; and there is very little City debt. She pointed out that we will need to exceed current economic development levels to stabilize finances. Budget reductions have eliminated 5.25 FTE positions and 9.95 FTE over the past three years. VERN changes are being made using debt financing. She summarized revenue adjustments with increased parking fines, package liquor, and other modest fee increases. She noted that there is new spending in Capital Improvement Projects, including aging street lights, final phases of city facility study and master plan, and critical current facility needs. The retained risk fund covering workers comp needs a one-time transfer of \$500K, expected legal fees for hospital tax litigation at \$200K, and \$25K for a compensation and classification study for non-bargaining staff to identify salary gaps. The CIP will be presented June 3, but highlights include MCORE Phase 5 (\$4M) and street improvements for Lincoln Avenue, Race Street, Fairlawn, Vine, and Washington as well as the University Avenue, \$8.1M IDOT project.

Finance Director Hannan reviewed revenues for all city funds as \$47.6M with two-thirds in the General Fund paying for basic city services, such as public works, fire, and police. She noted that expenditures will be \$59.3M which is higher than revenues, but reflects the Capital Improvement Projects that have accumulated reserves. She pointed out that personnel costs have increased only 4% and without the one-time costs associated with personnel reductions, health care costs, and pensions, would be have been a decrease. She provided a view of General Revenue funds by source, showing Sales and Use tax as the largest category which can fluctuate considerably. She noted property tax and income tax, which have a state-based population distribution. She further described the overall property tax distribution, with the biggest piece going to schools (56%) while the city receives 13% with half going to the library and the remaining split between city pension and general funds. She presented a view of general fund expenditures by class comparing past years against proposed and similarly a view of the General Fund balance showing levels above the 15% policy fund balance noting fluctuations due to capital transfers and insurance reserve transfers. In the proposed budget recurring expenditures will be 97.4% of recurring revenue within the 98.5% policy. Ms. Mitten concluded the presentation noting there are no significant excesses remaining to absorb further reductions and additional decreases in recurring expenditures will impact service delivery. Staff will continue to look for new delivery methods and efficiencies. There is a need for additional revenue and long-term capital improvements that will require new revenue and borrowing. A schedule for budget review upcoming was presented. Questions and discussion followed.

In response to CM Roberts, Mayor Marlin reported that Windsor Road issues are in court and we hope to prevail. A response will be provided to CM Jakobsson's question of savings via LED project lighting. CM Wu asked for clarification of savings via various reductions to which Ms. Hannan indicated that the \$500K estimate was exceeded a bit via staffing, library reductions, and VERN changes. She will provide a detail of other small cut, added that a full explanation of the VERN changes will occur at the June 3 council meeting, and that there is a one-time cost of \$363K for vacation and sick leave payouts as well as outplacement support.

CM Jakobsson asked about the impact of new developments on revenue projections. Finance Director Hannan noted that our assessed value is approaching \$600M and new projects are \$90M, so at one-third, this represents a 5% increase in property tax revenue. CM Brown asked for details related to the facilities study in advance of budget discussions, as the expense is higher than expected. Mayor Marlin noted that early estimates on cost were verbal and that there were a variety of responses to the Request for Proposals (RFP). She stated that the firm selected was the most responsive, using a human centered approach and we expect to get recommendations on how to best use facilities in combination with how people work. City Administrator Mitten noted that this was a qualifications-based RFP and that a lot was learned through the process. The next phase will involve on site visits with focus groups and interviews. A summary of the process will be provided.

In response to CM Brown and CM Roberts, Finance Director Hannan noted that a property tax repayment reserve fund is isolated in the budget and not part of the general fund balance with the overall city budget at \$59.3M this year for all funds. Ms. Hannan, in response to CM Roberts,

described new construction property tax incentives as short term and once phased down, benefit the city as that property would not have been built. TIF and other incentives were discussed as well. In response to CM Wu, Ms. Hannan described sales tax revenues as well, as internet use tax estimates as they relate to budget projections noting time delays and noting projections for revenue growth next year were about 1.75% as expecting some recession. CM Brown asked about carryover in the budget using as an example, the bike lane project on N. Cunningham with \$225K for bike path and lines, which is normally \$50K annually. Ms. Hannan stated that with the new accounting and finance system, Munis, more tools are available for managing projects for better timing. This will be described in the discussion of the Capital Improvement Plan June 3.

Mayor Marlin concluded the presentation by noting a 2% raise for bargaining and non-bargaining units in the proposed budget for the coming year.

CM Brown returned the chair to Mayor Marlin.

3. Library Budget Presentation

Library Director Celeste Choate presented an overview of the Urbana Free Library budget. She thanked the city for support and expressed gratitude for city staff help. She described the library budget as \$4.28M in revenue and gifts of \$258K with expenses of \$4.33M. She noted the Library's literacy program, student interns working on Chanute Air Force base related archives, and acknowledged the city paying \$10K to be included in the staff compensation study. Director Choate provided a slide showing that the vast majority of income is from property taxes. She noted efficiencies from the installation of a new boiler, new chiller, and LED lighting, while pointing out that the front portion of the building is now 100 years old. The front porch was just rebuilt. She added that FICA contributions are not being paid by city so they have had reduce expenses through efficiencies and retirements. She stated that future cuts could reduce services and that planning (three-year window) is underway via a community survey to help determine future programming and expenses. She ended her presentation by noting that summer reading programs have begun. Comments from council members followed.

CM Roberts commended the library on the excellent music programs that have been provided by the Library Foundation. In response to CM Miller, Library Director Choate added that the teen lab and maker space will be part of the City Get Down Saturday events. CM Brown provided thanks for getting the porch done and commended the library's fundraiser for her efforts. CM Hursey encouraged residents to go online and fill out the community survey.

E. UNFINISHED BUSINESS

There was none.

F. REPORTS OF STANDING COMMITTEES

1. Committee Of The Whole – *(Council Member Dennis Roberts)*

- a. **Ordinance No. 2019-04-028:** An Ordinance Amending Urbana City Code Chapter 14, Section 14-7, Regarding the Schedule of Fees (July 1, 2019, through June 30, 2020)

For the committee, CM Roberts moved approval of Ordinance 2019-04-028, seconded by CM Jakobsson. Questions and discussion followed. In response to CM Wu, Lorrie Pearson, Planning Manager provided the background reasoning for the proposed \$200 historic designation application fee when the homeowner does not support the application. She described the added process of going to council following additional research and preparation by staff analyzing the criteria and covering all the bases in the staff report in the event the issue goes to court. In response to CM Hursey, Ms. Pearson noted that landmarking can be used by someone not owning the house in response to a development proposal as landmarking make it can make it more difficult due to a need for a certificate of appropriateness, requiring a bit extra from an owner. CM Roberts added that in the past there was no opportunity to intervene to protect a home and no time period to react. City council developed demolition delay allowing for time to submit and make a case. He noted that two

or three houses were saved by this method and gave the recently redeveloped Lincoln Avenue Sorority House as an example.

With no further discussion, the motion passed by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye

- b. **Ordinance No. 2019-05-029:** An Ordinance Amending Urbana City Code Chapter Twenty-two, Article VI, Section 22-91(A) (Amendment to Food and Beverage Tax Ordinance)

For the committee, CM Roberts moved approval of Ordinance 2019-05-029, seconded by CM Jakobsson. Questions and discussion followed. CM Wu noted a response from City Attorney Simon that different rates for in town producers could not be done and asked if staff has had time to research alternatives. Finance Director Hannan indicated that alternatives would amount to the same and didn't think it could be done. CM Brown requested that staff continue to look for mechanisms, but noted that this particular ordinance would still need to be approved. CM Jakobsson also thought some mechanism doable given other city programs. CM Miller noted two breweries in Urbana, and CM Brown warned that other businesses might seek the same relief.

With no further discussion, the motion passed by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye

- c. **Ordinance No. 2019-05-030:** An ordinance Amending Urbana City Code Chapter 1, Section 1-10(J), Regarding the Schedule of Fines for Certain Local Traffic Code Violations (2019)

For the committee, CM Roberts moved approval of Ordinance 2019-05-030, seconded by CM Jakobsson. With no discussion, the motion passed by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye.

- d. **Ordinance No. 2019-05-031:** An Ordinance Amending Urbana City Code Chapter 23, Section 23-211 (Parking Violation Procedures)

For the committee, CM Roberts moved approval of Ordinance 2019-05-031, seconded by CM Miller. With no discussion, the motion passed by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye.

- e. **Resolution No. 2019-05-010R:** A Resolution Authorizing the Acceptance of an Illinois Arts Council Agency (IACA) Grant for a Youth Employment Project (Arts and Culture Program)

For the committee, CM Roberts moved approval of Ordinance 2019-05-010R, seconded by CM Hursey. With no discussion, the motion passed by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye.

- f. **Resolution No. 2019-05-011R:** A Resolution Approving the City of Urbana and Champaign/Urbana/Champaign County Home Consortium (FY 2019-2020 Annual Action Plan)

For the committee, CM Roberts moved approval of Ordinance 2019-05-011R, seconded by CM Jakobsson. With no discussion, the motion passed by roll call vote (7-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Roberts – Aye; Wu – Aye.

G. REPORTS OF SPECIAL COMMITTEES

There were no reports.

H. REPORTS OF OFFICERS

CM Roberts noted the placement of a Sisters Cities banner in the Council Chambers.

I. NEW BUSINESS

1. Resolution No. 2019-05-012R: A Resolution Ratifying a Letter of Intent For and Approving an Interim Agreement for Redevelopment (Redevelopment of the Urbana Landmark Hotel – 2019)

Illona Matkovszki provided public input on the interim agreement. She thinks there is an opportunity to restore this landmark but expressed concern about the language of the agreement. She raised issues related to the word “reconditioned” with respect to the exterior of the building as the hotel has Landmark status. She would like to see the strong character maintained and details preserved so as to retain and restore in historical style avoiding use of plastic on any parts of the building. She expressed concern for the Jumer wing where she would like to see the renovation establish stylish harmony between old and new. Further, she would like to see the building detached from the Mall so that the original front can be seen, along with preserving trees and increasing green space. She asked the city council to add strong language to the agreement to this effect. She expressed concern about the past replacement of the slate roof. She also noted that the development agreement offers \$5.2M as a minimum incentive but asked if there is a maximum. She would like to hear more about the specific qualifications of the developer and the LLC as well.

CM Roberts recused himself from the discussion on the advice of the city attorney. He noted his involvement with a different group proposing to redevelop the hotel.

Brandon Boys, Economic Development Manager, described the interim agreement as a blueprint for a final agreement. He explained the Letter of Understanding and sharing costs should an agreement not be reached. He added that staff will negotiate a final redevelopment agreement including third party review. Leading up to a final agreement will be an update of the hotel market study, greater details, and a workup of the financials, targeting a June 24th Committee of the Whole meeting for presentation. He stated that this proposal is the result of hundreds of hours of work and that he has confidence in the group to produce a boutique, full-service hotel with active conference and meeting space. This is the highest and best use as well to cover the extraordinary costs for renovation, would be the most significant reinvestment in 35 years in the property, and would result in the highest quality hotel in the market. It would be a first and significant step of the nine block Lincoln Square area that is targeted as part of Mayor-Council goals. Mr. Boys noted the MCORE project aspect as well, concluding with a staff recommendation for approval. Questions and discussion followed.

In response to CM Miller and CM Brown, Mr. Boys reviewed the developer’s obligations as described in the memo, the intention to maintain landmark status pursuing appropriate tax credits, and an understanding that some work will require certificate of appropriateness.

Mr. Boys discussed return on a city investment of \$5.2M over a 10 year time frame involving use of a boutique hotel tax, TIF, and incorporating a 120% debt recovery ratio. He described assumptions in making revenue projections from taxes and TIF, including looking at various negative scenarios such as winning the Carle litigation and low performance developing a worst case scenario where the city would still break even. He noted that one buffering aspect is the boutique hotel tax.

CM Hursey wanted the public to understand that the city does not own the hotel and is assisting a major redevelopment upon sale; that the city is not supporting the sale nor receiving any money on sale. Similarly, the city does not own the Lincoln Square Mall.

In response to CM Jakobsson, Mr. Boys reviewed the use of the word reconditioning as a general description capturing the spirit of the agreement noting landmark status and that no major reconstruction of the exterior is expected though the result will need to meet the standards of the Hilton Hotel brand. Mr. Boys further explained that Hilton is not buying the hotel, it is a private developer and partners who will come together to make this happen. This involves different companies joined as an LLC to buy the property and start redevelopment. He considers the group of developers and investors led by Mr. Spiritos as experienced. At this time, the partnership is confidential but will be part of the next stage of the agreement.

In response to CM Wu’s request to break down the numbers, Mr. Boys and City Administrator Mitten noted that the minimum city investment of \$5.2M is pegged to the \$16.8M minimum investment by the developers, but if they are able to demonstrate greater revenue it may justify

additional city support. An upper limit is a level that puts the city at risk and the city will not go out of pocket to support the development. The project will pay back all of the incentives and has proposed safeguards. This approach was used with all developers. Mr. Boys noted plans for additional due diligence and Ms. Mitten added that the city is doing its own analyses, hiring an outside consultant, and has exchanged a lot of information with the development team so does not expect dramatic changes. She commented that the exchange of information has been very candid both ways. Mr. Boys noted the level of involvement extended to additional consultants and brand involvement in the review of the projections.

Economic Development Manager Boys discussed project TIF eligibility and Finance Director Hannan stated that the \$5.2M will be needed at a specific point to pay eligible expenses incurred. Payback will be from the revenues over time, from taxes and TIF, and with debt coverage ratio, is conservatively overestimated at \$7.6M. Enterprise sales tax exemptions from construction are estimated at \$100K but a vast majority will not be within the city as there are few places from which to purchase. This exemption is part of the cost of the project and will be described more fully by staff in the future.

CM Brown and Mr. Boys discussed the need to maintain a hotel brand and potential to sell as part of the final agreement. Mr. Ken Beth, the city's special counsel, added that if project fails to maintain a brand, the developer would be in default. The city and the developer would have to work this out but the agreement would have to have a clawback provision.

CM Wu discussed historic preservation with respect to landmark status and the need for certificate of appropriateness noting that this does not include the interior. Ms. Mitten noted that the agreement describes interior preservation in only general terms, but that the developers want to preserve the interesting spaces.

With no further questions, CM Miller moved to approve Resolution 2019-05-012R, seconded by CM Hursey. CM Brown thanked staff for their work and for the analyses from two years ago on alternatives. He stated that it is important to know alternatives are out there but the provided numbers support staff conclusion on the best-case use. He further commented that it looks like the city will get about the same thing for half the price, this development group is optimistic about a more efficient renovation, and it is better than demolition. CM Miller added that he hopes to continue to hear how this develops. CM Brown added that his limit is four to five million of city exposure and this proposal is on that border. CM Wu also thanked staff and noted that we need to be as transparent as possible going forward. Staff concurred. With no further discussion, the motion passed by roll call vote (6-0): Brown – Aye; Hazen – Aye; Hursey – Aye; Jakobsson – Aye; Miller – Aye; Wu – Aye.

2. Mayoral Reappointments to Boards and Commissions

a. Plan Commission

1. Dustin Allred – term ending June 30, 2020

3. Mayoral Appointments to Boards and Commissions

a. Arts & Culture Commission

1. Barbara Hedlund – term ending June 30, 2022
2. Jenelle Orcherton – term ending June 30, 2022

b. Bicycle & Pedestrian Advisory Commission

1. Craig Shonkwiler – term ending June 30 2022

c. Building Safety Code Board of Appeals

1. Scott Kunkel – term ending June 30, 2024

d. Civil Service Commission

1. Tom Betz – term ending June 30, 2022
2. Traci Nally – term ending June 30, 2022

- e. **Design Review Board**
 - 1. Matt Cho – term ending June 30 2022
 - 2. Scott Kunkel – term ending June 30, 2022
 - 3. Mary Pat McGuire – term ending June 30, 2022
- f. **Historic Preservation Commission**
 - 1. Alice Novak – term ending June 30, 2022
- g. **Human Relations Commission**
 - 1. Stacie Burnett – term ending June 30, 2022
- h. **Plan Commission**
 - 1. Jane Billman – term ending June 30, 2022
 - 2. Lew Hopkins – term ending June 30, 2022
- i. **Property Maintenance Board of Appeals**
 - 1. Dan Harmon – term ending June 30, 2022
- j. **Sustainability Advisory Commission**
 - 1. Maddy Garbacz – term ending June 30, 2020
- k. **Urbana Free Library Board**
 - 1. Shirese Hursey – term ending June 30, 2022
 - 2. Barbara M. Jones – term ending June 30, 2022
 - 3. Beth Shied – term ending June 30, 2022

Mayor Marlin spoke to both agenda items and announced the offices, names, and terms of those nominated. CM Miller moved the approval of all listed, seconded by CM Wu, and passed by unanimous voice vote.

J. ADJOURNMENT

With no further business to come before the council, Mayor Marlin declared the meeting adjourned at 10:14 pm.

Charles A. Smyth
City Clerk

Video and materials for this meeting can be found at: <https://www.urbanaininois.us/node/7609>

Minutes Approved: June 3, 2019