



City of Urbana, Illinois

Tax Increment Finance Joint Review Board

AGENDA

Subject: Central Redevelopment Project Area
Tax Increment Financing Redevelopment Plan and Project

Date: Wednesday, June 15, 2016

Time: 3:00 pm

Location: Urbana City Council Chambers, Urbana City Building,
400 S Vine Street, Urbana, Illinois 61801

1. ROLL CALL OF REPRESENTATIVE LOCAL TAXING DISTRICTS
2. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE
3. SELECTION OF CHAIRMAN BY MAJORITY VOTE
4. REVIEW OF MINUTES
5. PUBLIC COMMENT
6. REVIEW OF:
 - A. Central Redevelopment Project Area: Redevelopment Plan and Project
 - B. Proposed City ordinances approving (1) Redevelopment Plan and Project; (2) Redevelopment Project Area No. 3; and (3) Adoption of tax increment allocation financing
7. DISCUSSION OF PROPOSED TIF 1 CLOSURE & TIF 2 BOUNDARY AMENDMENT
8. MOTION TO :
 - A. Recommend approval/disapproval of the Resolution concerning the Redevelopment Plan and Project and the designation of the Central Redevelopment Project Area on the basis of such redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria and the purposes of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1-1 et seq.)
9. ADJOURNMENT

Minutes of Annual Meeting

TAX INCREMENT FINANCE JOINT REVIEW BOARD

Date: December 2, 2015

Time: 9:00 a.m.

Place: City Council Chambers
Urbana City Building
400 S. Vine St.
Urbana, IL 61801

MEMBERS PRESENT: Carol Baker
Beth Brunk
Tim Bartlett
John Dimit
Michael Walker
Bill Volk

STAFF PRESENT: Brandon Boys, Economic Development Manager
Bill Gray, Director of Public Works
Elizabeth Hannan, Finance Director
Elizabeth Horwitz, Economic Development Specialist
Mike Monson, Chief of Staff, City of Urbana
Sophie Pham, City Accountant
Hon. Laurel Lunt Prussing, Mayor, City of Urbana
Cara Riordan, Economic Development Intern
Libby Tyler, Community Development Director
Sukiya J. Reid, Recording Secretary
Jim Simon, City Attorney

OTHERS PRESENT: Ken Beth, Attorney
Bill Brown, Urbana City Council Alderman Ward 4
Fred Grosser, Attorney
Charlie Smyth, Urbana City Council Alderman Ward 1

I. CALL TO ORDER

Mayor Prussing called the meeting to order at 9:00 a.m., and a quorum of the Joint Review Board members was declared to be present.

II. INTRODUCTION OF JRB MEMBERS

The members of the Tax Increment Finance Joint Review Board and City staff introduced themselves individually.

III. REVIEW OF MINUTES

Beth Brunk moved to approve the minutes from the December 9, 2014 meeting. Tim Bartlett seconded the motion. The minutes were approved by unanimous voice vote.

IV. PUBLIC COMMENT

There was none.

V. TIF REFORM UPDATE – Updates on Legislation

Ms. Horwitz reported that there were a number of bills that had been introduced, but many had not progressed due to the budget negotiations. She stated that there was only one bill, SB0318, that ITIA was paying attention to. This bill would institute a two-year property tax freeze for the years 2016 and 2017. She gave a brief summary on the proposed bill.

VI. PRESENTATION AND OVERVIEW OF TIF ACTIVITIES – TIFs 1 through 4

Mr. Boys summarized the activities and expenditures for the City of Urbana's four Tax Increment Finance (TIF) districts for Fiscal Year 2014-2015.

Regarding TIF 1:

The fund balance at the beginning of the reporting period was \$431,821. The fund balance at the end of the reporting period was \$543,694. Following his overview of the assistance programs and financial status of TIF 1 which he stated was set to expire on December 31, 2016, Mr. Boys briefly highlighted projects both ongoing and completed within the same. Some of the projects he mentioned included [co]lab, located at 206 W. Main St, which welcomed a number of new businesses, including Matthew Farrell Creative, Ellie Pinz Studio, JumpStart, Colorable, Kofman Technologies, Creative Health, and C2E. Other new businesses that opened were: A Plus VIP Lounge (214 W. Main St), The Dancing Dog Eatery and Juicery (129 W. Main St), Error Records (123 W. Main St), Farm League Skateshop (123 W Main), Action Jackson Comics (123 W. Main St), and Lacy's BBQ (119 W. Main St). Under the Redevelopment Incentive Grant Program, the City assisted Masijta Grill (202 N. Race St), A Plus VIP Lounge (214 W Main), Dancing Dog Eatery (129 W. Main St), and Applied Pavement Technology (115W. Main St). Other types of projects (both redevelopment and infrastructure) and activities include the 2014 Downtown Urbana Curbanas Pilot Program; Vocational Education Programming; the renovation of the Stephens Building at 218 W. Main Street by Norman Baxley and Dave Borchers; the demolition and development of 204 W. Main by Cake Design Development LLC; incentive payments to Racing Waters LLC for Stratford Apartments; reimbursement of incentive payments paid for failure to comply on the continued rehabilitation of the Urbana Landmark Hotel (formerly Historic Lincoln Hotel); public art projects and staffing, and marketing of the downtown through special events.

Upcoming projects and plans include the Request for Proposals for the North Crane Alley site, and the anticipated issuance of redevelopment incentives to several new and expanding businesses in TIF One.

Regarding TIF 2:

The fund balance at the beginning of the reporting period was \$3,499,561. The fund balance at the end of the reporting period was \$2,343,574. Following his overview of the assistance programs and financial status of TIF 2, Mr. Boys briefly highlighted projects both ongoing and completed within the same. New businesses that opened were: MedServ Equipment (400 N. Broadway), Best of Africa Food Store (208 W. Griggs St), Oriental World which has since closed (Lincoln Square). Under the Redevelopment Incentive Grant Program, the City assisted Urbana True Tires which was previously located at 200 S. Vine, and relocated to 608 N. Cunningham Ave. Other types of projects (both redevelopment and infrastructure) and activities include the Boneyard Creek Improvements Project; 129 N. Race St; reimbursement of incentive payments paid for failure to comply on the continued rehabilitation of the Urbana Landmark Hotel (formerly Historic Lincoln Hotel); Patel Law; Omnicare Labs; Five Points Northwest (Gateway Shoppes); Silver Creek Parking Lot/Banquet Center; and HG Dwell (Unexecuted).

Mr. Gray spoke briefly on the Boneyard Creek Improvements Project. He stated that they were looking to provide a unique name for that part of the Boneyard Creek Improvements, and ask that any ideas be brought to him. He summarized some of the features available as a result of the improvements.

Upcoming projects and plans include the 200 Block of South Vine Street; release of a RFP to developers by commercial realty service, CB Richard Ellis (CBRE), for the Goodyear Block north of City Hall for the purpose of redevelopment; Broadway Market (401 N Broadway Ave); and 108 W. Griggs.

Regarding TIF 3:

The fund balance at the beginning of the reporting period was \$11,613,371. The fund balance at the end of the reporting period was \$157,044. Mr. Boys stated that TIF Three expired on December 31, 2013 and was successfully closed out for the most part. After the closing of TIF Three and following extensive legal review of any outstanding claims, all available TIF Three funds (\$11,613,371) were released as surplus to all effected taxing bodies. An additional \$157,044 in interest earned during FY2014-15 was not immediately available for distribution from TIF Three. On November 16, 2015 the Urbana City Council authorized the final distribution of the aforementioned interest as surplus to the effected taxing bodies. Mr. Boys stated that this latest action in FY2015-16 will have depleted all remaining TIF Three funds.

Regarding TIF 4:

The fund balance at the beginning of the reporting period was \$2,112,149. The fund balance at the end of the reporting period was \$2,367,504. Following his overview of the assistance programs and financial status of TIF 4, Mr. Boys briefly highlighted projects both ongoing and completed within the same. New businesses that opened were the Guitar Workshop (1007 N. Cunningham Ave), and Urbana Boulders (1502 N. Cunningham Ave). The annual review determined that \$10,000 in redevelopment incentives was inadvertently issued from TIF Four for Urbana True Tires which is located in TIF Two. Mr. Boys stated that a correction transfer would be made in FY2015-16. Other types of projects (both redevelopment and infrastructure) and activities include the renovation of the

existing space related to the Frasca International flight simulator business and Frasca Field Airport; the development by Creative Thermal Solutions on Anthony Drive; Cunningham Avenue Corridor Beautification Plan; improvement to Airport Road east of Cunningham Ave; Vocational Education Programming;demolishment of the former Hanford Inn; O'brien Autopark Sale to Napleton Automotive Group; Soccer Planet, and improvements to parks located within the TIF 4 boundary area.

Upcoming projects include continued development of the Cunningham Avenue Corridor; N Cunningham Avenue Sidewalk Multiuse Path; beautification and landscaping of the northwest corner lot at the Five Points Intersection; and Urbana Boulders.

VII. PROPOSED CREATION OF A NEW DOWNTOWN TIF

Mr. Boys reported that with the pending expiration of TIF District One at the end of 2016, the City had been exploring options for catalyzing additional redevelopment investments in the Downtown Urbana redevelopment areas. Ms. Tyler stated that the City was currently consulting with PGAV Planners who had assisted the City in researching and implementing its prior Tax Increment Finance Districts. She stated that they were looking at a different configuration for a new TIF to concentrate more on the undeveloped parts of the Greater Downtown Area. This new TIF would be a substitute for TIF 2. Ms. Tyler summarized a few more of the goals for the new TIF, and stated that the TIF JRB Board would likely have additional meetings in the upcoming year of 2016 to hear from the consultant and review the boundaries and eligibility. Ms. Prussing inquired about the timeline of the new TIF being established. Ms. Tyler stated that it would be a 6-8 month endeavor since most of the background work had been completed. City staff addressed questions and comments from members of the Board.

VIII. COMMENTS & QUESTIONS

There were none.

IX. ADJOURNMENT

The meeting was adjourned at 9:43 a.m. by Mayor Prussing.

Respectfully submitted,



Brandon S. Boys, TIF Administrator



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Brandon S. Boys, Economic Development Manager & TIF Administrator

DATE: June 10, 2016

SUBJECT: **Central Redevelopment Project Area: TIF Redevelopment Plan & Project**

Introduction & Background

Over the past several months, City staff has been working closely with the firm of PGAV Planners and with members of the Joint Review Board to review the potential for a new and revised tax increment finance district within Downtown Urbana in order to continue the work of redevelopment and economic revitalization of the downtown.

On March 7, 2016, the Urbana City Council approved a resolution declaring the intent of the City to establish a new Tax Increment Financing (TIF) District in Downtown Urbana (Res. No. 2016-02-008R). Pursuant to this Resolution, a Draft Tax Increment Financing Redevelopment Plan & Project has been prepared for the Central Redevelopment Project Area and was placed on file with the City Clerk on May 13, 2016. A link to this report is available at: <http://urbanaininois.us/central-tif-plan>. Hard copies of this document are available upon request.

On May 23, 2016, the Urbana City Council passed Ordinance No. 2016-05-040, Fixing a Time for a Public Hearing in Connection with the Proposed Designation of a Central Redevelopment Project Area, Approval of a Redevelopment Plan and Redevelopment Projects and Adoption of Tax Increment Financing and Related Matters. This Ordinance set the public hearing for July 11, 2016 at 7:00 p.m. at the Urbana City Building, City Council Chambers. Notice of the public hearing has been sent to all affected taxing bodies and to the Illinois Department of Commerce and Economic Opportunity via certified mail. The public hearing must be published twice at specified time frames and certified notice sent to property owners within the redevelopment area.

Also on May 23, 2016, the Urbana City Council passed Ordinance No. 2016-05-041, Authorizing the Establishment of Tax Increment Financing “Interested Parties” Registries and Adopting Registration Rules for Such Registries. Pursuant to these rules, the City has sent notice of the availability of the Plan to all parties registered on the Interested Parties Registry and to all residential addresses within 750 feet of the boundaries of the proposed TIF District.

Following the public hearing on July 11, 2016, the Redevelopment Plan documents will be finalized and

presented to the City Council for consideration on July 25th, with consideration for final adoption anticipated on August 1, 2016.

Role of the Joint Review Board

In addition to meeting annually to review a TIF District's progress and review the annual report, the TIF Joint Review Board is the advisory body which reviews the Redevelopment Plan & Project for the creation of a new TIF District and makes a recommendation to the City Council. The JRB approve or disapprove the attached resolution which states that the redevelopment plan and project meets the eligibility criteria defined in the TIF Act, the plan requirements, and one or more objectives of the TIF Act. The resolution is then forwarded to the City Council.

Proposed Downtown TIF

The proposed Urbana Central Redevelopment Area would provide a funding source for economic incentives for private development as well as a source of capital for catalyzing public infrastructure investments through the end of 2040. Specifically, this proposed Central TIF is intended to:

- replace the expiring TIF 1,
- include underutilized properties currently within TIF 2,
- include publicly owned properties in need of reinvestment,
- release property that has been successfully developed within TIF 2 back onto the regular tax rolls, and
- set a new tax baseline that redeems over \$7.8 million in EAV back to all taxing districts.

As shown on the attached map, the Central TIF would include core business properties currently within the expiring TIF 1, including many of the historic buildings along Main Street, Broadway Avenue, and Race Street. The Central TIF would also include those portions of TIF 2 that have not yet seen reinvestment and are adjacent to the core. While TIF 1 is set to expire at the end of this calendar year, the properties remaining in TIF 2 would continue to generate increment until the expiration of TIF 2 in 2022. This ongoing TIF 2 increment is necessary to repay the City's debt obligation for the recent public improvements to the Boneyard Creek, Race Street and Broadway Avenue, as well as for ongoing incentives under existing development agreements.

The overall objectives of the Redevelopment Plan include the following:

1. *Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.*
2. *Prevent the recurrence of blighting conditions.*
3. *Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.*
4. *Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.*
5. *Provide for safe and efficient traffic circulation within the Area.*
6. *Create affordable options for both residential housing and business startups in the Area.*

7. *Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.*

A new TIF District is expected to be vital in the implementation of elements of the 2012 Downtown Plan, the 2008 Boneyard Creek Master Plan, the 2010 Signage and Wayfinding Study, the 2014 Intergovernmental Agreement with the Champaign-Urbana Mass Transit District for a new Downtown Transit Facility, and the 2014 – 2017 City Council and Mayor Goals. All of these documents pertaining to the revitalization of Downtown Urbana were created after the most recent downtown TIF extensions and redevelopment plan amendments in 2004 and 2005. Therefore, each of the City’s relevant plans can be newly considered as part of the redevelopment plan for the Central TIF District. The new TIF redevelopment plan would also be kept in alignment with the 2005 Comprehensive Plan.

Among the near-term projects that are anticipated to be covered by the new TIF are the redevelopment of the 200 South Vine Street Redevelopment Block north of City Hall; further renovations to the Urbana Landmark Hotel; and facilitation of the sale and redevelopment of the former Washington School on North Broadway Avenue. Other potential major private redevelopment sites in the new TIF include the following:

- North Crane Alley (former Jolly Roger)
- Sites adjacent to Leal Park at University & Race
- Southwest corner at Five Points (old Blockbuster)
- Southeast corner of Main and Vine Streets
- Parking lot on Broadway Ave north of Black Dog
- School Administration Building (assuming suitable alternative locations for existing tenants)
- South parking lots of Lincoln Square

Potential public infrastructure projects that could be accommodated by the new TIF include the following:

- Boneyard Creek Segments 1 & 2
- CUMTD Transit Facility
- Downtown Rail-Trail Facility
- Crystal Lake / Leal Park Improvements
- County Jail / Sheriff’s Office (dependent on County’s decision for use of site)
- Additional Downtown Streetscape and Wayfinding Improvements

In addition, the new TIF will allow for continuation of key economic development programs to help ensure the continued success of the area, including business start-up grants, redevelopment incentive programs, public art installations, special event support, and marketing and business support activities.

Fiscal Impacts

As noted above, TIF 1 would be closed in coordination with the creation of the Urbana Central Redevelopment Area, resulting in the return of at least \$6.3 million in EAV to the general tax base for the City and all taxing partners. In addition, the removal of many parcels from TIF 2 for the purpose of bringing them into the Central TIF will return approximately \$1.5 million in additional EAV to the

general tax base. This combined tax base increase of approximately **\$7.8 million** would result in approximately **\$827,510** annually to all taxing districts, with **\$105,690** accruing in revenues to the City of Urbana each year, financially benefitting the general fund of the City of Urbana as well as that of the overlapping taxing bodies.

Parcels not removed from TIF 2 would continue to generate incremental revenues through 2022. Those TIF 2 revenues would be used to meet all ongoing incentive obligations as well as to pay the City's annual \$930,000 debt service obligation through 2022 for the bond-funded Boneyard Creek, Race Street and Broadway Avenue improvements.

Prepared By:



Brandon S. Boys, Economic Development Manager, TIF Administrator

Attached: Proposed Redevelopment Project Area Boundary Map
Map of TIF 2 Increment in Proposed Boundary Amendment
City Council Ordinances:
 Ord. Adopting Redevelopment Plan & Project for Central TIF
 Ord. Designating Central Redevelopment Project Area
 Ordinance Adopting TIF Financing for Central TIF
JRB Resolution Concerning Central Redevelopment Project Area
Central TIF District Overview Powerpoint Presentation

Cc: Mike Weber, PGAV
 Ken Beth, TIF Attorney

Urbana Central TIF District

June 15, 2016



Elizabeth Tyler, Community Development Director
Brandon Boys, Economic Development Manager



What is a TIF District?

- Tax Increment Financing (TIF) is a means by which municipalities achieve a level of community and economic development beyond current market expectations.
- Throughout the State of Illinois in communities of all sizes, TIF is the most important and most commonly used local economic development tool available.
- Tax Increment is the difference between the property tax revenue generated before and after the TIF district designation.



Urbana's TIF Districts

- Downtown TIF District #1 became effective in 1981; and was extended in 2004. TIF 1 will expire in 2016.
- Downtown TIF District #2 became effective in 1987 and was extended in 2005. TIF 2 will expire in 2022.
- King Park/North Campus TIF District #3 became effective in 1991 and was retired in 2013.
- North Cunningham TIF District #4 became effective in 2001 and will expire in 2025.



How does TIF work?

- **Four main locally administered components:**
 - Development/Redevelopment Agreements
 - *Individually approved by City Council*
 - Redevelopment/Business Grants
 - Site Assembly, Marketing and District Activation
 - Public Infrastructure Improvements



How do government agencies participate in TIF administration?

- The City of Urbana hosts annual Joint Review Board meetings with representatives from:
 - Champaign County
 - School District
 - Park District
 - Cunningham Township
 - Parkland College
 - Champaign County Forest Preserve
 - CUMTD



Comparing the Current and Proposed Downtown TIF Districts

- The current Downtown TIFs 1 & 2 have nearly reached the end of their useful lives, yet there is still much left to do to achieve a thriving Downtown.
- The proposed Central TIF would include the core Downtown area that has primarily been in TIF 1 and adjacent portions of TIF 2 that have not seen redevelopment.
- The proposed Central TIF would also include a portion of Crystal Lake Park and the former Washington School at the request of our partners.



Proposed TIF Boundary

- The new boundary will focus on areas of stagnant EAV growth, older building stock, underutilized properties, and challenging infill redevelopment sites.
- It is also inclusive of multiple sites for public infrastructure investment.



Comparing the Current and Proposed Downtown TIF Districts

- The formation of the Central TIF would coincide with the closure of TIF 1 as well as a “de-TIFing” of portions of TIF 2.
- These actions combined will return approximately \$7.8 million in EAV to the general tax base.
 - *Approximately \$6.3 million from TIF 1 closure*
 - *Approximately \$1.5 million from TIF 2 “de-TIFing”*

Anticipated Central TIF Projects

- A new TIF District is created with no funds. It must generate EAV increases to create funding.
- As such, private projects that occur early in the life of the TIF must directly generate the revenues for their incentives.
- Later in the life of a TIF, successful EAV growth allows for expenditure on public infrastructure.



Anticipated Central TIF Projects

- **200 South Vine Block Redevelopment**
 - Property assembled with TIF 2 funds
 - TWG Development selected for project
 - Proposed \$30 million apartment building
 - 190+ market-rate units, not student-focused
 - Underground parking, 5,000 sf commercial
- **This potential project would primarily derive its incentives from the increased property taxes on the post-project value of the site.**



Anticipated Central TIF Projects

- **Urbana Landmark Hotel**
 - Prospective buyer
 - Interested in full hotel renovation and reactivation including restaurant and conference center
 - **This potential project would primarily derive its incentives from the increased property taxes on the post-project value of the site and the increased hotel-motel tax revenue.**



Anticipated Central TIF Projects

- **Former Washington School**
 - School District trying to sell
 - Prospective buyers have contacted the City about TIF incentives for renovation and reuse.
 - **This potential project would primarily derive its incentives from the increased property taxes on the post-project value of the site.**



Anticipated Central TIF Projects

- **Other Potential Major Private Sites**
 - North Crane Alley (former Jolly Roger)
 - Sites adjacent to Leal Park at University & Race
 - Southwest corner at Five Points (old Blockbuster)
 - Southeast corner of Main and Vine Streets
 - Parking lot on Broadway Ave north of Black Dog
 - School Administration Building (assuming suitable alternative locations for existing tenants)
 - South parking lots of Lincoln Square



Anticipated Central TIF Projects

- **Potential Public Projects**
 - Boneyard Creek Segments 1 & 2
 - CUMTD Transit Facility
 - Downtown Rail-Trail Facility
 - Crystal Lake / Leal Park Improvements
 - County Jail / Sheriff's Office (dependent on County's decision for use of site)
 - Additional Downtown Streetscape Improvements



Proposed Timeline for Central TIF

- Draft Central TIF Plan – Available now online
- TIF Joint Review Board Meeting – June 15th
- Public Hearing – July 11th
- Introduce Ordinances – July 25th
- Central TIF Adoption – August 1st



Summary of Intent of Central TIF

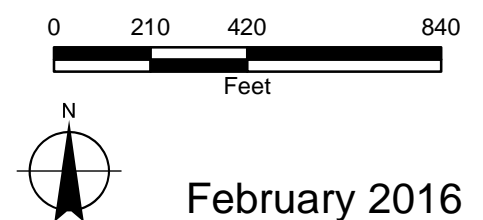
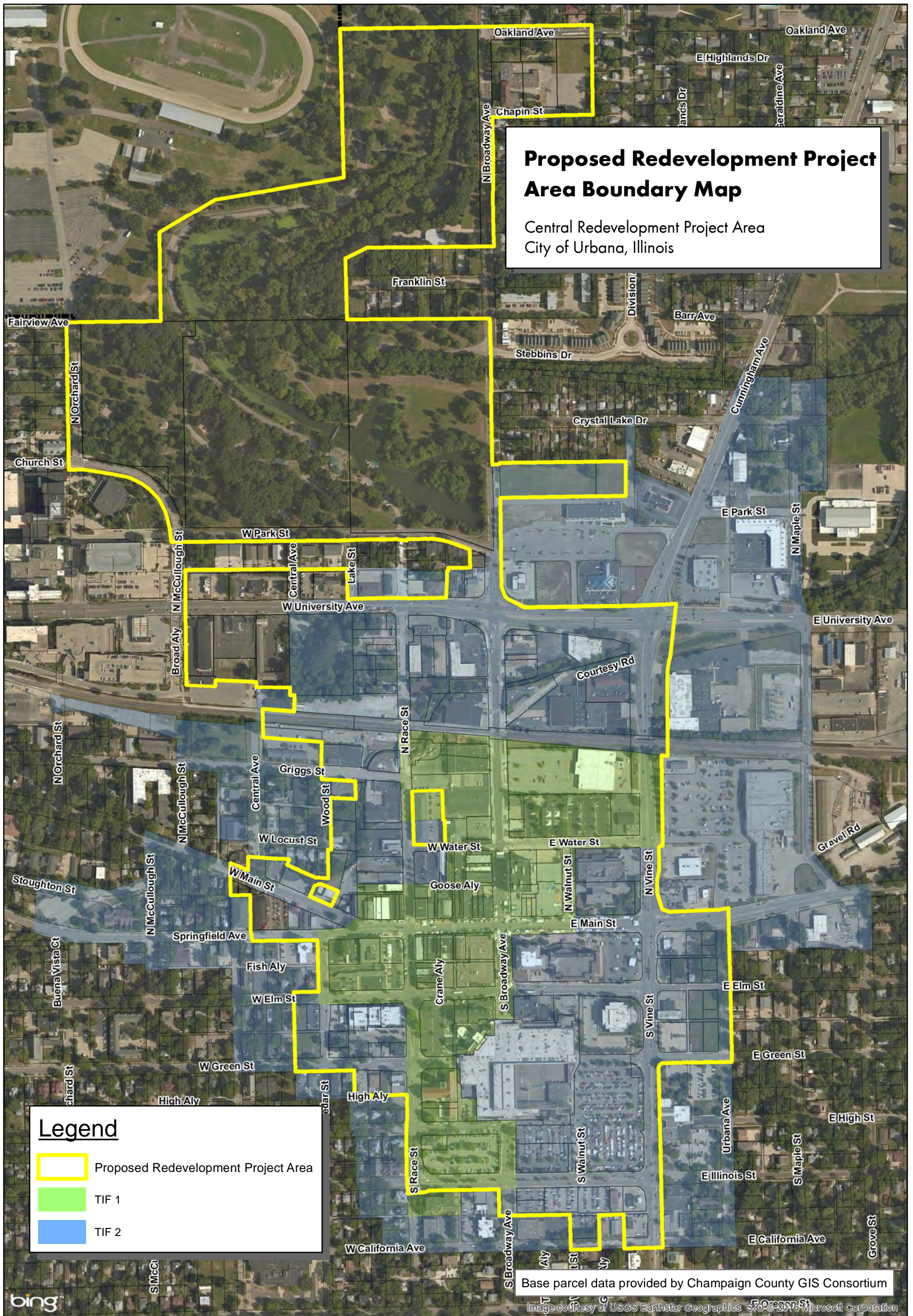
- Replace the expiring TIF 1 to continue work of revitalizing Downtown Urbana
- Include underutilized properties from the current TIF 2 by “de-TIFing”
- Include many options for publicly owned property and infrastructure in need of reinvestment
- Release property that was successfully developed back onto the regular tax rolls, and
- Set a new tax baseline that redeems over \$7.8 million in EAV back to all taxing districts



Thank you!

Questions?












February 2016

**EAV Increment for Tax
Year 2015 Inside
Proposed TIF**

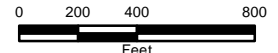
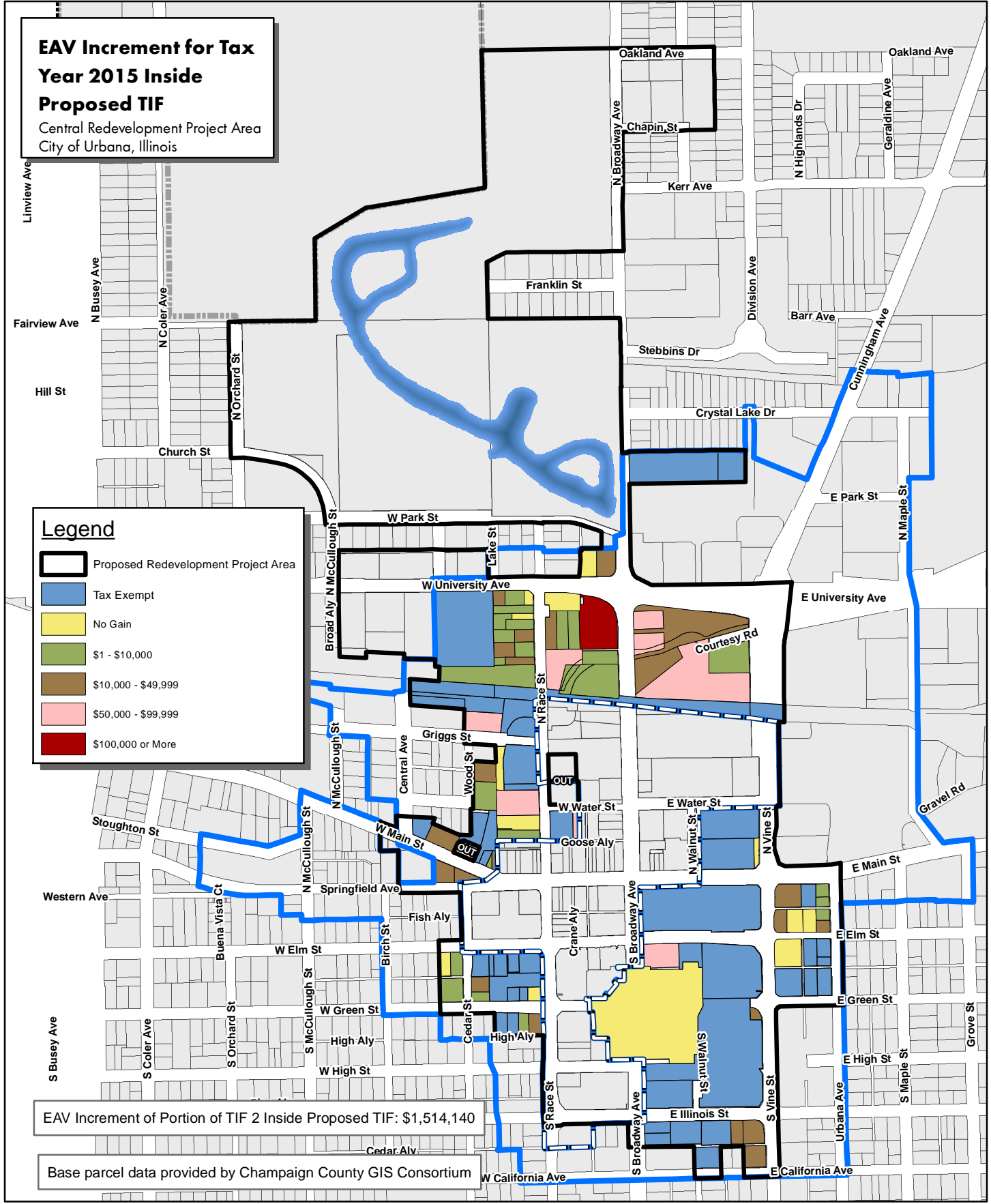
Central Redevelopment Project Area
City of Urbana, Illinois

Legend

-  Proposed Redevelopment Project Area
-  Tax Exempt
-  No Gain
-  \$1 - \$10,000
-  \$10,000 - \$49,999
-  \$50,000 - \$99,999
-  \$100,000 or More

EAV Increment of Portion of TIF 2 Inside Proposed TIF: \$1,514,140

Base parcel data provided by Champaign County GIS Consortium



May 2016

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

WHEREAS, the City of Urbana, Champaign County, Illinois (the “**Municipality**”), acting through its City Council (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the designation of the Central Redevelopment Project Area (the “**Redevelopment Project Area**”), the approval of the Tax Increment Financing Redevelopment Plan and Project (the “**Redevelopment Plan**”) including the related redevelopment projects described therein (the “**Redevelopment Projects**”) and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Projects, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the “**Act**”); and

WHEREAS, pursuant to Ordinance No. 2016-05-040, adopted May 23, 2016, the Corporate Authorities set 7:00 p.m. on Monday, July 11, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Under the Act, the Municipality hereby adopts and approves the Redevelopment Plan, including the related Redevelopment Projects, for the Redevelopment Project Area and hereby ratifies, confirms, adopts and approves as true, complete and correct all findings and certifications made therein.

Section 2. The Redevelopment Plan shall be in the form presented to the Corporate Authorities at the time this Ordinance is adopted. The Redevelopment Plan as so adopted and approved shall be on file with this Ordinance in the records of the City Clerk (but any failure to so file it shall not abrogate, diminish or impair its effect).

Section 3. The City Clerk shall file or cause to be filed a certified copy of this Ordinance and a copy of the Redevelopment Plan with the County Clerk of Champaign County, Illinois.

Upon motion by Council Member _____, seconded by Council Member _____, adopted this ____ day of _____, 2016, by roll call vote, as follows:

Voting "Aye" (names): _____

Voting "Nay" (names): _____

Absent (names): _____

PASSED this ____ day of _____, 2016.

Phyllis D. Clark, City Clerk

APPROVED this ____ day of _____, 2016.

Laurel Lunt Prussing, Mayor

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS.
CITY OF URBANA)

CERTIFICATION OF ORDINANCE

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on _____, 2016, insofar as same relates to the adoption of Ordinance No. _____, entitled:

AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the City’s website and at the Urbana City Building at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meetings laws and such Illinois Municipal Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this ____ day of _____, 2016.

City Clerk

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

WHEREAS, the City Council of the City of Urbana, Champaign County, Illinois (the "Municipality") has adopted and approved the Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan"), including the related redevelopment projects described therein (the "Redevelopment Projects"), for the Municipality's proposed Central Redevelopment Project Area (as more particularly described in the Redevelopment Plan and in Exhibit A attached hereto, the "Redevelopment Project Area") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as supplemented and amended (the "Act"); and

WHEREAS, pursuant to Ordinance No. 2016-05-040, adopted May 23, 2016, the Corporate Authorities set 7:00 p.m. on Monday, July 11, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. The Municipality hereby designates the real estate as more particularly described in the Redevelopment Plan and in Exhibit A attached hereto and hereby incorporated herein by this reference thereto, as a "redevelopment project area" under the Act and as the Redevelopment Project Area hereunder.

Section 2. The City Clerk shall file a certified copy of this Ordinance, together with: (i) the legal description of the Redevelopment Project Area, (ii) a map of the Redevelopment Project Area, and (iii) a list of each parcel or tax identification number of each parcel of real estate within the Redevelopment Project Area, with the County Clerk of Champaign County, Illinois. Such County Clerk shall use the year 2015 in determining the total initial equalized assessed value of the Redevelopment Project Area under Section 11-74.4-9 of the Act.

Upon motion by Council Member _____, seconded by Council Member _____, adopted this _____ day of _____, 2016 by roll call vote, as follows:

- Voting "Aye" (names): _____
Voting "Nay" (names): _____
Absent (names): _____

PASSED this ____ day of _____, 2016.

Phyllis D. Clark, City Clerk

APPROVED this ____ day of _____, 2016.

Laurel Lunt Prussing, Mayor

Exhibit A

Boundary Description

**LEGAL DESCRIPTION FOR CENTRAL REDEVELOPMENT PROJECT AREA
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS.
CITY OF URBANA)

CERTIFICATION OF ORDINANCE

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on _____, 2016, insofar as same relates to the adoption of Ordinance No. _____, entitled:

AN ORDINANCE DESIGNATING THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the City’s website and at the Urbana City Building at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meetings laws and such Illinois Municipal Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this ____ day of _____, 2016.

City Clerk

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

WHEREAS, the City of Urbana, Champaign County, Illinois (the “**Municipality**”), acting through its City Council (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action, preliminary to the designation of the Central Redevelopment Project Area (as more particularly described in the Redevelopment Plan (defined below) and in Exhibit A attached hereto, the “**Redevelopment Project Area**”), the approval of the Tax Increment Financing Redevelopment Plan and Project (the “**Redevelopment Plan**”), including the related redevelopment projects described therein (the “**Redevelopment Projects**”), and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Projects, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**Act**”); and

WHEREAS, pursuant to Ordinance No. 2016-05-040, adopted May 23, 2016, the Corporate Authorities set 7:00 p.m. on Monday, July 11, 2016, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Municipality, by its Corporate Authorities, hereby finds as follows:

(1) The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

(2) The Redevelopment Plan and the Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

Section 2. Adopt Tax Increment Financing. Under the Act, the Municipality hereby adopts, approves and authorizes the application of tax increment financing with respect to the Redevelopment Plan, the Redevelopment Projects and the Redevelopment Project Area.

Section 3. Term. The Redevelopment Project Area and the estimated dates of completion of the Redevelopment Projects and the retirement of obligations issued to finance redevelopment project costs shall be not later than December 31 of the 24th year in connection with the receipt of incremental property taxes levied in the 23rd calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted. Such estimated date of completion is **December 31, 2040**.

Section 4. Incremental Taxes. The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until

redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality's Comptroller who shall deposit such taxes into a special fund called the "Special Tax Allocation Fund" of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

Section 5. Filing. The City Clerk shall file a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois, and under the Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Redevelopment Project Area. In providing such certification, such County Clerk shall use the year **2015** in determining such total initial equalized assessed value.

Upon motion by Council Member _____, seconded by Council Member _____, adopted this ____ day of _____, 2016 by roll call vote, as follows:

Voting "Aye" (names): _____

Voting "Nay" (names): _____

Absent (names): _____

PASSED this ____ day of _____, 2016.

Phyllis D. Clark, City Clerk

APPROVED this ____ day of _____, 2016.

Laurel Lunt Prussing, Mayor

Exhibit A

Boundary Description

**LEGAL DESCRIPTION FOR CENTRAL REDEVELOPMENT PROJECT AREA
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS.
CITY OF URBANA)

CERTIFICATION OF ORDINANCE

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on _____, 2016, insofar as same relates to the adoption of Ordinance No. _____, entitled:

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING
FOR THE CENTRAL REDEVELOPMENT PROJECT AREA OF
THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the City’s website and at the Urbana City Building at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meetings laws and such Illinois Municipal Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this ____ day of _____, 2016.

City Clerk

(SEAL)

RESOLUTION NO. -1- JRB / CENTRAL REDEVELOPMENT PROJECT AREA

**A JOINT REVIEW BOARD RESOLUTION CONCERNING
THE CENTRAL REDEVELOPMENT PROJECT AREA OF
THE CITY OF URBANA, ILLINOIS**

WHEREAS, the City of Urbana, Champaign County, Illinois (the **“Municipality”**) has undertaken proceedings to establish and designate the Central Redevelopment Project Area (the **“Redevelopment Project Area”**), approve the Tax Increment Financing Redevelopment Plan and Project for the Redevelopment Project Area, (the **“Redevelopment Plan”** and the **“Redevelopment Project”**) and adopt tax increment finance (**“TIF”**); and

WHEREAS, under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (the **“TIF Act”**), the Municipality has duly given notice by certified mail to the underlying taxing districts and to the Department of Commerce and Economic Opportunity of the required July 11, 2016 public hearing and of a first meeting of a joint review board (the **“JRB”**) for June 15, 2016 at 3:00 p.m. at the Urbana City Building, 400 S. Vine Street, in Urbana, Illinois, in the City Council Chambers.

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT REVIEW BOARD, as follows:

(1) The joint review board (the **“JRB”**) hereby certifies that JRB members present and in attendance this date are as follows (absences noted):

<u>Name/Title</u>	<u>Taxing District</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(2) The taxing district members of the JRB duly selected the JRB’s **“public member”**, as follows:

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS
)
CITY OF URBANA)

CERTIFICATION OF RESOLUTION

The undersigned does hereby certify that she is the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of the City Council (the “**Corporate Authorities**”).

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the joint review board for the Central Redevelopment Project Area held on the 15th day of June, 2016, insofar as same relates to the adoption of Resolution No. -1- JRB / Central Redevelopment Project Area, entitled:

**A JOINT REVIEW BOARD RESOLUTION CONCERNING THE
CENTRAL REDEVELOPMENT PROJECT AREA OF THE CITY OF
URBANA, ILLINOIS,**

a true, correct and complete copy of which resolution as adopted at such meeting appears in the minutes of such meeting and is hereto attached. The Resolution was adopted and approved on the date therein set forth by not less than an affirmative vote of the joint review board on the date indicated thereon.

I do further certify that the deliberations of the joint review board on the adoption of such Resolution were taken openly, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for such meeting was duly posted at the Urbana City Building at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the joint review board has complied with all of the applicable provisions of such Act and such Code and their procedural rules in the adoption of such Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this ____ day of _____, 2016.

(SEAL)

City Clerk