

ORDINANCE NO. 2022-08-033

**ORDINANCE APPROVING THE REMOVAL OF CERTAIN PROPERTY
FROM THE CITY OF URBANA
TIF REDEVELOPMENT PROJECT AREA NO. 2**

WHEREAS, on December 15, 1986, the City Council of the City of Urbana adopted Ordinance 8687-45, which adopted a Redevelopment Plan and Project (the "Plan"), designated a Redevelopment Project Area (the "Project Area" or "Area"), and adopted tax increment financing ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1 et. seq.*, ("TIF Act") for a portion of the City referred to as Redevelopment Project Area No. 2 (also referred to as TIF District No. 2); and

WHEREAS, pursuant to the TIF Act, the City has amended the TIF 2 Plan and Project from time to time, including Ordinance 2002-06-064, which altered the termination date language proposed in Ordinance 9394-101 to match that of the TIF Act and Ordinance 2005-03-032, which extended the expiration date to December 31, 2022; and

WHEREAS, it is now desirable and for the best interest of the citizens of the City to amend the Area boundaries by removing property, described and attached herein as **Exhibit A**, from TIF 2 in order to establish a link between TIF 4 and Central Area TIF; and

WHEREAS, subsection 11-74.4-5(c) of the TIF Act provides that a redevelopment plan and redevelopment project area may be amended, provided changes that do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the re-development plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the TIF Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a

newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes; and

WHEREAS, the change to the Project Area boundary involves the removal of property and, therefore, may be made without further hearing and related notices and procedures.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that:

1. The property described in the attached **Exhibit A** is hereby removed from the TIF 2 (to be included in the Central Area TIF).
2. The City Clerk is hereby directed to notify the County Clerk of this change to the Project Area boundary.
3. The City Clerk is hereby directed, within 10 days from the date of passage and approval, give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish said notice in the Champaign News Gazette, a newspaper of general circulation within the affecting taxing districts.
4. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
5. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.


This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 22nd day of August, 2022.

AYES: Wu, Kolisetty, Bishop, Wilken, Quisenberry

NAYS: None

ABSTENTIONS: None

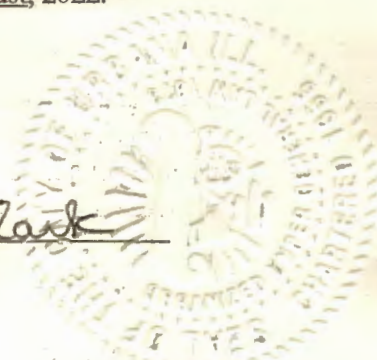


Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 24th day of August, 2022



Diane Wolfe Marlin, Mayor



Attachment: Exhibit A – Boundary Description of Property Removed from Redevelopment Project Area No. 2

Boundary

Boundary

Boundary

Boundary

Exhibit A

BOUNDARY DESCRIPTION OF AREA REMOVED FROM REDEVELOPMENT PROJECT AREA NO. 2 City of Urbana, Illinois

The following described area shall be added to the boundaries of and included within the Central TIF:

Beginning at the SE corner of Lot Outlot B of Shelby's Replat of Lots 1, 2, 3, 4, 5, and 6 of Belle Barr Survey Urbana and Part of Lot 6 Belle Barr Survey Replat of Lot 2 thence north along the east line of said lot and continuing north along the east line of Lot 28 Crystal Lake Park Addition and continuing north across the right-of-way, being Crystal Lake Drive, to the SW corner of Lot 1 Crystal Lake Park Addition thence East along the south line of said lot to the SE corner of said Lot thence south across the right-of-way, being Crystal Lake Drive, to the NW corner of Lot 15 of Shephards Hiram Addition thence south along the west line of said lot continuing south along the west line of Lots 18, 19, and 20 of Shephards Hiram Addition continuing south along the west line of Lot 21 of Shephards Hiram Addition continuing south along the west line of Lot 23 of Shephards Hiram Addition to a point directly east of the SE corner of Lot Outlot B of Shelby's Replat of Lots 1, 2, 3, 4, 5, and 6 of Belle Barr Survey Urbana and Part of Lot 6 Belle Barr Survey Replat of Lot 2 thence west to the point of beginning.