

# NOVEMBER BUSINESS & DEVELOPMENT

Community Development Services Department

Laurel Lunt Prussing, Mayor

Elizabeth H. Tyler, Community Development Director

December 12, 2016



## Updates



### URBANA ARTS GRANTS PROGRAM

The Urbana Arts Grants Program is now accepting applications for the 2017 Urbana Arts Grants Program through February 6th, 2017. Up to \$47,500 will be awarded to selected arts projects in Urbana in the spring. To learn more, visit [urbanaininois.us/artsgrants](http://urbanaininois.us/artsgrants).



### OPEN SCENE

Twelve community stakeholders and ten youth leaders have been selected to be a part of Open Scene. Participants had the opportunity to meet one another and discuss their expectations for Open Scene in a kickoff event on Saturday, December 3. Open Scene is currently selecting four artists (two local, two nationwide) to lead workshops and engagement activities for both youth and adult participants, the selection will be made within the next month.



### TIF JOINT REVIEW & ENTERPRISE ZONE ADVISORY BOARDS

The City met with representatives of partner taxing districts to discuss the activities and future plans of both the Enterprise Zone and TIF Districts on December 8th.



### CHAMPAIGN COUNTY FIRST SPRINGFIELD LOBBY TRIP

Economic Development Manager Brandon Boys attended the annual lobbying trip to the State Capital on November 30th where business and government leaders of Champaign County advocated for projects and policies that will support the region. Top projects this year included high speed rail for Champaign County and the extension of Florida Avenue for Urbana.



### AGE FRIENDLY TASK FORCE

A group of community leaders is working to assist Urbana-Champaign in achieving "Age-Friendly" status, as defined by the World Health Organization. The process involves organizing community stakeholders to evaluate, plan, and implement strategies to improve the lives of older adults in the community. They are currently seeking opinions of community members aged 50 and older, to participate visit [go.illinois.edu/agefriendlysurvey](http://go.illinois.edu/agefriendlysurvey).

## Upcoming Events



DECEMBER 14, 5:00-6:30pm:

Artist of the Corridor. Join us for the opening reception for Lori Fuller's Artist of the Corridor exhibition! This event is free and open to the public. Refreshments will be served. Urbana City Building, 400 S Vine St.



FEBRUARY 28, 12:00pm-1:30pm:

Business and Development Luncheon: Think Urbana. Economic Development staff will present on the Think Urbana residential development incentive program. Urbana Civic Center, 108 E Water St.



MARCH 3, 4:00pm-7:00pm:

CSA Fair, CSA means Community Supported Agriculture and it's a fun and easy way to invest in your local farms, getting a share of their harvest in return! Urbana Civic Center, 108 E Water St.



MARCH 3, 5:30-8:30pm:

12th Annual Innovation Celebration. Innovation. Parkland College Student Union, 2400 W Bradley Ave.

## Development Activity

### CURRENT PROJECTS

BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE	PROJECT COST	APPROVED INCENTIVES
<b>D o w n t o w n</b>					
Parasol Records	<i>Online Retail</i>	303 W Griggs	Renovation - Complete	\$170,000	TRI
C-U Adventures in Time and Space	<i>Escape Room</i>	110 S Race	Renovation - Complete	Unknown	-
Schnucks	<i>Grocery Store</i>	200 N Main	Renovation - Under Construction	\$893,550	-
Stephens Building	<i>Mixed use – 4 units</i>	218 W Main	Rehab - Under Construction	\$350,000	TDA, EZST
Cherry Tree Cafe	<i>Cafe</i>	129 N Race	Renovation - Under Construction	\$55,000	TDA, TBG, EZST
Lab Escape	<i>Escape Room</i>	Lincoln Square	Renovation - Under Construction	Unknown	-
25 O'Clock Brewery	<i>Brewery</i>	208 W. Griggs	Renovation - Under Construction	\$210,000	TRI, EZST
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Revised Plans in Review	Unknown	TDA, EZST
<b>U n i v e r s i t y - M e d i c a l</b>					
Let's Relax Spa	<i>Spa</i>	110 E University	Remodel - Complete	NA	-
CUMTD	<i>Government</i>	803 E University	Expansion - Under Construction	\$8,225,960	-
Lucy Lu's	<i>Gaming Hall</i>	202 W University	Renovation - Under Construction	\$225,000	-
Dairy Queen	<i>Fast Food</i>	911 W University	Renovation - Under Construction	\$250,000	-
Tattoo Parlor	<i>Tattoo</i>	110 E University	Renovation - Under Construction	\$76,500	-
Burger King	<i>Restaurant</i>	1106 E University	Renovation - Under Construction	\$907,001	EZST, EZPT
Apartments	<i>Multi-Family Apartment</i>	708 and 10 W Green	Renovation - Plans Under Review	Unknown	-
Gateway Shoppes	<i>Quick Service Restaurant</i>	106 E University	New - Plans Under Review	Unknown	-

TDA: TIF Development Agreement  
 TRI: TIF Redevelopment Incentive

TBG: TIF Business Grant  
 EZST: Enterprise Zone Sales Tax Exemption

EZPT: Enterprise Zone Property Tax Abatement

BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE	PROJECT COST	APPROVED INCENTIVES
<b>North Lincoln Avenue</b>					
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	New - Under Construction	\$1,471,786	-
Leek & Sons	<i>Funeral Home</i>	1215 Bradley Avenue	New - Under Construction	\$1,260,043	EZST, EZPT
Gaming Parlor	<i>Gaming</i>	2002 N Lincoln	Remodel - Plans Under Review	Unknown	-
Holiday Inn Express	<i>Hotel</i>	1003 W Killarney	Remodel - Plans Under Review	Unknown	-
<b>Cunningham Avenue</b>					
Cell Tower	<i>Cell Tower</i>	2000 N. Cunningham	New - Under Construction	\$10,000	-
Highland Green	<i>Affordable Workforce &amp; Veteran - 33 Units</i>	401 & 403 E Kerr	New - Under Construction	\$4,041,765	EZST, EZPT
<b>Southeast Urbana</b>					
FBM Drywall	<i>Manufacturer</i>	Industrial Circle Suite 2-3	Remodel - Complete	\$198,000	EZST, EZPT
Marco's Pizza	<i>Restaurant</i>	1901 S Philo	Remodel - Under Construction	\$349,000	-
Clark-Lindsey Village	<i>Assisted Living (24 Residents)</i>	101 W Windsor	New - Under Construction	\$4,066,756	-
Walmart	<i>Retail Store</i>	100 S High Cross	Renovation - Permit Issued	\$315,000	-
White Oaks Mini Storage	<i>Storage</i>	3004 Tatman Court	New - Under Construction	\$130,000	-
Day Care Center	<i>Day Care</i>	1101 E Colorado	Remodel - Conditional Use Approved	Unknown	-
Amber Glen	<i>Assisted Living</i>	1704 E Amber Lane	Renovation - Plans Approved	Unknown	-
U Haul	<i>Truck Rentals &amp; Storage</i>	2010 S Philo	Renovation - Plans Under Review	Unknown	-

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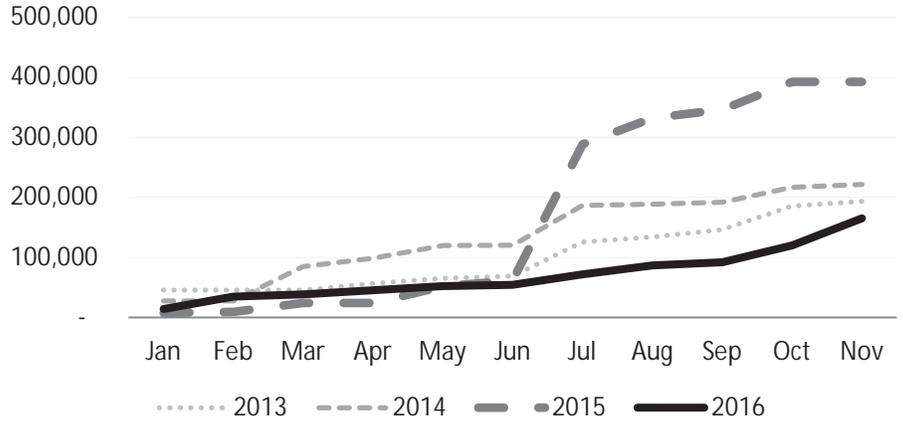
## Added Square Feet (by permit)

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

The City of Urbana collects data on square footage added through issued building permits for both additions and new construction. A total of 164,891 square feet have been added from January through November 2016.

*Source: Urbana Permit Data*

### Year-To-Date Square Footage Added *All New Construction & Additions*



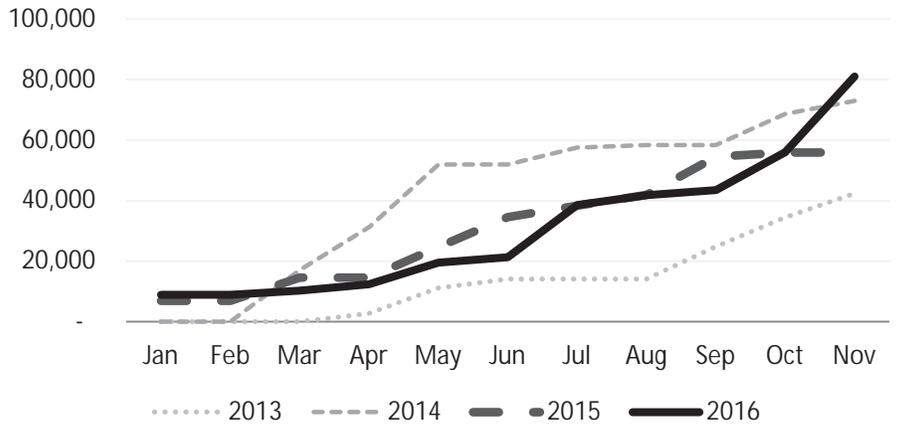
*Source: Urbana Permit Data*

### Single-Family and Duplex Residential Square Feet Added

Year-to-date square footage added for single and two-family new residential construction totals 81,081 square feet. Square feet added for one and two family homes is at its highest in four years. The City created the Think Urbana program (the residential marketing campaign for the Enterprise Zone) to promote new lower-density residential development. Under this program new single and two family housing is expected to increase. To-date, 22 permits, with a total of 44 units have applied to receive Think Urbana incentives.

*Source: Urbana Permit Data*

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



*Source: Urbana Permit Data*



**THINK URBANA**

## Research & Analysis

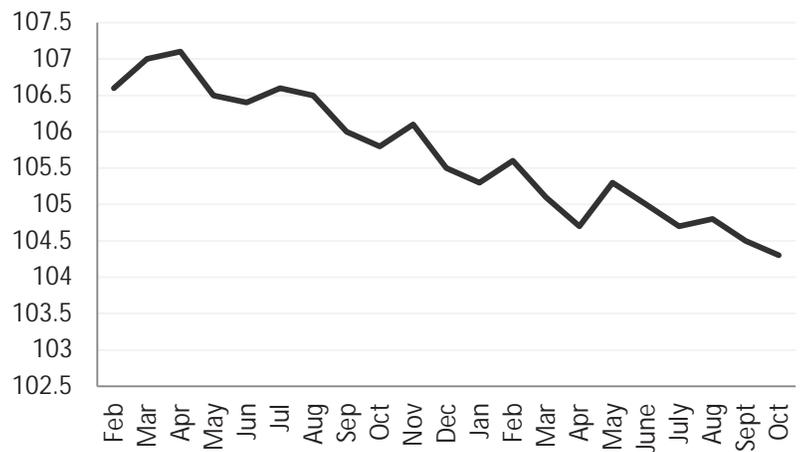
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### Flash Index

The U of I Flash Index provides a quick look at the performance of the Illinois economy. A number over 100 indicates the economy is expanding, while under 100 contracting. The Flash Index decreased slightly from 104.3 in October to 104.1 in November.

*Source: U of I Flash Index*

**2015 - 2016 Illinois Flash Index**



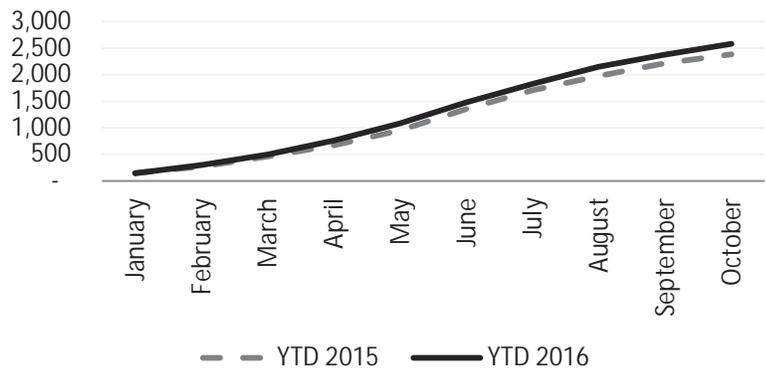
*Source: U of I Flash Index*

### Home Sales

Year-to-date homes sales in Champaign County are up in 2016 from 2015. with 2,583 homes sold in 2016 and 2,387 in 2015. The Champaign County Association of REALTORS® provides data monthly on Champaign County home sales.

*Source: CCAR Newsletter*

**Year-to-date Champaign County Home Sales**



*Source: CCAR Newsletter*

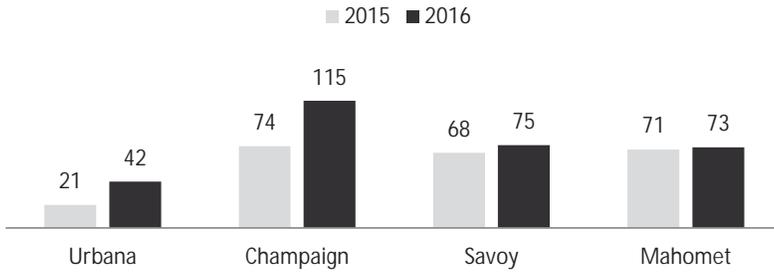
### Home Values

The estimated annual house price appreciation for September 2015 through September 2016 was 1.7%. for the Champaign-Urbana Metropolitan Statistical Area (MSA). Freddie Mac provides data on home appreciation. Freddie Mac generates this data through estimations using repeat transactions.

*Source: Freddie Mac*

**One and Two Family New Construction Permits Regional Year-to-Date Comparison, Nov 2015-Nov 2016**

Source: News Gazette Permit Data

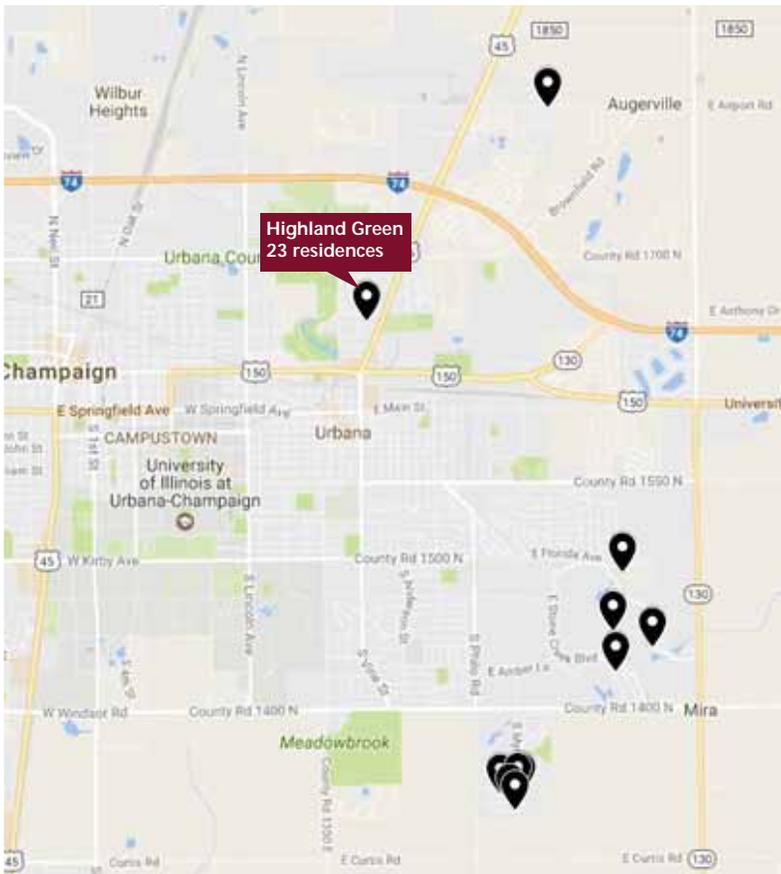


The Urbana Enterprise Zone became effective January 1st 2016. The Enterprise Zone provides two main incentives for eligible projects; sales tax exemptions on eligible building materials and property tax abatements on the increased value of improvements. Property tax abatements are made possible through the participation of the City of Urbana, Urbana School District, Champaign County, Urbana Park District, Parkland College, CUMTD, and Cunningham Township.

The City created the Think Urbana program to market the incentives to one and two family new construction residential projects.

Through November, Urbana’s year-to-date projects for new construction of one- and two-family homes are up 100% compared to 2015. By comparison, Champaign has seen an increase of 55%, Savoy 10% and Mahomet 2%.

**Location of Residences Approved for Think Urbana Incentives**



To-date 34 one- and two-family residences have been approved for Think Urbana incentives. A total of ten residences were approved in South Urbana, six in Myra Ridge and four in Stone Creek. The Highland Green project includes twenty-three residences. One additional residence has been approved in Somerset.

City Staff continues to meet and hold presentations with developers, banks, brokers, and realtors to promote Think Urbana. The 2017 Marketing plan will include presentations at the Urbana Business and Development Luncheon, ReMax Realty, Urbana Home Builders Breakfast, Realtors Bus Tour, KW Realtors, and others. Staff are available to address additional groups.