



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Director, Community Development Services

DATE: November 10th, 2016

SUBJECT: **AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS REMOVING CERTAIN PROPERTIES FROM THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO**

On October 17th, the Urbana City Council completed the adoption of the Urbana Central TIF District. This action was preceded by actions to terminate TIF District #1 and amend the boundary of TIF District #2. These actions were necessary primarily to “de-TIF” those properties which were planned for inclusion in the new Central TIF. Staff recently discovered that a single parcel was omitted from the list of properties to be removed from TIF #2. The attached supplemental ordinance amending the boundary of TIF District #2 (**Attachment A: Supplemental Ordinance Removing Property from TIF 2**) will correct this error and provide for the inclusion of this parcel in the Central TIF as intended.

The property in question is located at 119 W Water Street in Urbana and is included in the list of properties approved for the new Central TIF. Removal of this parcel from TIF 2 is required because a property may not exist in multiple TIF Districts. If this parcel is not removed from TIF District #2, it will leave a one-parcel “hole” in the new Central TIF.

Staff recommends that the City Council approve the draft ordinance to provide for the full establishment of the Urbana Central TIF District as described in the October 17th City Council actions.

Prepared By:

Brandon S. Boys, Economic Development Manager, TIF Administrator

Attached: Attachment A: Supplemental Ordinance Removing Property from TIF 2

Cc: Mike Weber, PGAV
Ken Beth, TIF Attorney

ORDINANCE NO. 2016-11-108

AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS REMOVING A CERTAIN PROPERTY FROM THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO

WHEREAS, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**TIF Act**”), including by the power and authority of the City as a home rule unit under Section 6 of Article VII of the Constitution of Illinois, the City Council (the “**Corporate Authorities**”) of the City of Urbana, Champaign County, Illinois (the “**Municipality**”) did adopt an ordinance (Ordinance No. 8687-45 on December 23, 1986) including as supplemented and amended by certain ordinances (Ordinance No. 9394-101 on May 16, 1994, Ordinance No. 2002-06-064 on June 17, 2002, and Ordinance No. 2005-03-032 on March 21, 2005, collectively, the “**TIF Ordinances**”); and

WHEREAS, under and pursuant to the TIF Act and the TIF Ordinances, the Municipality designated the Downtown Urbana Tax Increment Redevelopment Project Area Number Two (the “**Redevelopment Project Area**”) and approved a related redevelopment plan, as supplemented and amended (the “**Redevelopment Plan**”) including the respective redevelopment projects described in the Redevelopment Plan (collectively, the “**Redevelopment Projects**”); and

WHEREAS, the Corporate Authorities of the Municipality, on October 3rd, 2016, adopted Ordinance No. 2016-09-091, which removed certain parcels of property from the Redevelopment Project Area and Redevelopment Plan; and

WHEREAS, the Municipality now desires to further amend the Redevelopment Project Area and Redevelopment Plan by removing the following additional parcel of property (the “**Removed Parcel**”) from the boundaries of the Redevelopment Project Area as of the effective date of this Ordinance (the “**Effective Date**”):

PIN: 91-21-08-458-003

Commonly known as 119 W. Water Street, Urbana, Illinois 61801

; and

WHEREAS, the amendment as made by this Ordinance effect changes which do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses proposed in the Redevelopment Plan, (3) substantially change the nature of the Redevelopment Projects, (4) increase the total estimated redevelopment project cost set out in the Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment 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.

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

Section 1. Amendment. The Removed Parcel shall be and hereby is removed from the Redevelopment Project Area, including in connection with the Redevelopment Plan and the Projects, as of the Effective Date. The Redevelopment Area, the Redevelopment Plan and the Redevelopment Projects shall be and are hereby amended by such removal of the Removed Parcel as of the Effective Date. A copy of this Ordinance shall be attached to the Redevelopment Plan to effect the amendment hereby, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendments.

Section 2. Publication. Within 10 days of the passage and approval of this Ordinance, notice of such change as made by this Ordinance shall be given by **(i)** publication in a newspaper of general circulation within the affected taxing districts, and by **(ii)** mail **(a)** to each registrant on the interested parties registry with respect to the Redevelopment Project Area and **(b)** to each taxing district having taxable property within the Redevelopment Project Area. The change and amendment as made by this Ordinance is authorized under Section 11-74.4-5 of the TIF Act.

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

Section 4. Effective. This ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.

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

Voting "Aye" (names): _____

Voting "Nay" (names): _____
Absent, Etc. (names): _____

Approved: _____, 2016

(SEAL)

City Clerk

Mayor

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

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 OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS REMOVING A CERTAIN PROPERTY FROM THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO,

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 notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for such meeting was continuously posted on the Municipality’s website and at the offices of the Municipality at least 48 hours before the meeting, that such meeting was called and held in strict compliance with the provisions of the Open Meetings Act and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such Act and such 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)