

Minutes of Annual Meeting

TAX INCREMENT FINANCE JOINT REVIEW BOARD

Date: December 14, 2017

Time: 3:00 p.m.

Place: Executive Conference Room
Urbana City Building
400 S. Vine St.
Urbana, IL 61801

MEMBERS PRESENT: Carol Baker
Tim Bartlett
John Dimit
Karl Gnadt
Tami Ogden
Dan Stebbins

STAFF PRESENT: Brandon Boys, Economic Development Manager
Elizabeth Hannan, Finance Director
Elizabeth Horwitz, Economic Development Coordinator
William Kolschowsky, Economic Development Specialist
Hon. Diane Wolfe Martin, Mayor, City of Urbana
Sophie Pham, City Accountant
Sukiya J. Reid, Recording Secretary

OTHERS PRESENT: Ken Beth, Attorney

I. CALL TO ORDER

Mayor Prussing called the meeting to order at 3:00 p.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. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE

Mayor Marlin asked for a nomination for a public member. Mr. Bartlett nominated and moved to approve Karl Gnadt for public member. Ms. Baker seconded the motion. The selection was approved by unanimous voice vote.

IV. SELECTION OF CHAIRPERSON BY MAJORITY VOTE

Mayor Marlin asked for a nomination for a chairperson of the Board. Mr. Bartlett nominated and moved to approve Diane Marlin for chairperson of the Board. Mr. Stebbins seconded the motion. The selection was approved by unanimous voice vote.

V. REVIEW OF MINUTES

The minutes of the December 8, 2016 meeting were reviewed by the Board. Mr. Gnadt noted that his first name was misspelled in the minutes, and should be spelled as “Karl” rather than “Carl”. In addition, Ms. Ogden pointed out a discrepancy on the last page of the minutes, under the Central TIF District section. The tax years listed regarding the closure of TIF 1, and the return of the removal of properties in TIF 2 contradicted the years listed in the memo. Mr. Boys confirmed that the minutes were incorrect, and that the years referenced should be 2017 for taxes levied and 2018 for taxes collected, rather than the 2016 and 2017 that were listed respectfully. Mr. Bartlett moved to approve the minutes as corrected. Mr. Gnadt seconded the motion. All Board members present were in favor of approval, and the minutes were unanimously approved as corrected.

VI. PUBLIC COMMENT

There was none.

VII. TIF REFORM UPDATE – Updates on Legislation

Ms. Horwitz reported that changes might be coming to Section 7 of Public Act 100-0465. She stated that ITIA would be sending more information on it soon.

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

Ms. Horwitz summarized the activities and expenditures for the City of Urbana’s four Tax Increment Finance (TIF) districts for Fiscal Year 2016-2017.

Regarding TIF 1:

The fund balance at the beginning of the reporting period was \$536,667. The fund balance at the end of the reporting period was \$217,328. Ms. Horwitz gave an update on the close-out of TIF 1, which was dissolved on October 6, 2016, and stated that the closure of TIF 1 was estimated to return approximately \$6.3 million in EAV to the general tax base in Revenue Year 2017 Payable 2018. Following her overview of the assistance programs and financial status of TIF 1, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same. Some of the projects she mentioned included KNB Consulting, and the Champaign Urbana Design Organization (CUDO), both located in [co][lab] at 206 W. Main St. Under the Redevelopment Incentive Grant Program, the City assisted The Stephens Building (218 W Main St), and Stratford Apartments (202

N Race St). Other types of projects (both redevelopment and infrastructure) and activities include: Vocational Education Programming; public art projects and staffing; and marketing of the downtown through special events.

Regarding TIF 2:

The fund balance at the beginning of the reporting period was \$2,320,873. The fund balance at the end of the reporting period was \$1,629,690. Ms. Horwitz gave an update on the boundary amendment of TIF 2, and stated that the removal of properties from TIF 2 was estimated to return approximately \$1.5 million in EAV to the general tax base in Revenue Year 2017 Payable 2018. Following her overview of the assistance programs and financial status of TIF 2, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same. New businesses that opened were: Abbott Images (401 W. Springfield), and Danny's Fix a Bike (202 S. Broadway-now closed). Under the Redevelopment Agreement Program, the City assisted 129 N. Race (Analog), Broadway Market (401 N. Broadway Ave), Patel Law (108 W. University), Omnicare Labs (502 S. Vine St), Five Points Northwest (Gateway Shoppes). Other types of projects (both redevelopment and infrastructure) and activities include the Boneyard Creek Improvements Project; new outdoor seating at Silvercreek restaurant; new brewery construction at 303 W. Griggs called 25 O' Clock Brewery; the Broadway Market indoor market, restaurant and beer hall at 401 N. Broadway Ave; Sweetcorn Festival; CU Folk and Roots Festival in Downtown Urbana and Urbana Celebrates the Boneyard at Boneyard Creek Festival.

Regarding TIF 4:

The fund balance at the beginning of the reporting period was \$2,353,165. The fund balance at the end of the reporting period was \$2,082,484. Following her overview of the assistance programs and financial status of TIF 4, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same. 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; Urbana Park District Intergovernmental Agreement; Vocational Education Programming; O'Brien Autopark Sale to Napleton Automotive Group; Soccer Planet; and improvements to parks located within the TIF 4 boundary area.

Upcoming projects include: development of the former Hanford Inn property located at 2408 N. Cunningham by JX Peterbilt enterprises; restoration work of West Airport Road and continued development of the N Cunningham Avenue Sidewalk Multiuse Path.

IX. CENTRAL TIF DISTRICT

The fund balance at the beginning of the reporting period was \$0. The fund balance at the end of the reporting period was \$220,458. Following her overview of the assistance programs and financial status of the Central TIF District, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same. New businesses that opened or expanded were: Lexconnect, Hatpineapple, Joshua Bubniak, Spicy Tribe, Scoabar, Your Best ThirdThird, and Type Writer Audio (all located in [co][lab]); DLNZ Productions (UCIMC); Collider Coworking, Malachi Entertainment (new co-working space); Bluebird Boutique (212 W. Green) and Community Center for the Arts (202 W. Main St). Types of projects (both redevelopment and infrastructure) and activities include: the Cohen Building (136 W. Main St); Crane Alley West (119 W Main St); 129 N. Race St (Analog); Broadway Market (401 N Broadway); Boneyard Creek Crossing; new outdoor

seating at Silvercreek Restaurant, a new brewery currently under construction at 303 W. Griggs St called 25 O'Clock Brewery, the Broadway Market indoor restaurant and beer hall at 401 N. Broadway.

Upcoming projects include: 25 O'Clock Brewery, development of the former Washington School property, visioning process for the Landmark Hotel, Lincoln Square Mall, and adjoining parking lots; Request for Proposals for 200 S. Vine St.; and reactivation of 302 N. Broadway Ave by Mike Hosier

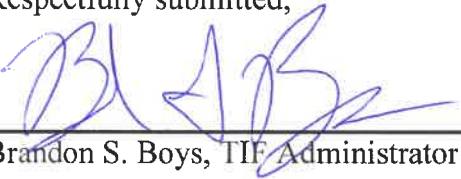
X. COMMENTS & QUESTIONS

Staff answered questions regarding TIF projects in Fiscal Year 2016-2017.

XI. ADJOURNMENT

The meeting was adjourned at 3:33 p.m. by Mayor Marlin.

Respectfully submitted,



Brandon S. Boys, TIF Administrator