

SEPTEMBER BUSINESS & DEVELOPMENT

Community Development Services Department

Laurel Lunt Prussing, Mayor

Elizabeth H. Tyler, Community Development Director

October 10, 2016



Updates



HIGHLAND GREEN:

The City continues to work on the 33-unit Highland Green affordable housing project and has committed \$291,580 in Federal HOME Investment Partnerships funding to the development along with \$208,420 in Federal Community Development Block Grant funding. The project site will be donated from the City at the anticipated closing, with construction beginning shortly thereafter. The project will also qualify for incentives under the Think Urbana program for its establishment of single and two-family homes.



ART PLACE:

Open Scene is accepting applications from youth participants. Twelve youth and ten adults will be selected to take part in the series of workshops, discussions and art showcases that amplify the voices of marginalized youth. Open Scene, a collaborative project by the City of Urbana and the Independent Media Center (IMC) was awarded a \$50,000 Our Town grant from the National Endowment for the Arts (NEA) in spring 2016. The deadline for youth nominations and applications is November 1, applications available at ucimc.org/open_scene.



40 UNDER 40

Marketing Coordinator & Director of Urbana's Market at the Square Natalie Kenny Marquez has been selected as a Central Illinois Business Magazine 40 Under 40 recipient.



REGIONAL NEIGHBORHOOD NETWORK CONFERENCE

The City was a cosponsor of the 2016 RNNC, bringing together over 300 neighborhood leaders from throughout the Midwest. Urbana programs included a community gardens tour, a panel discussion on our cooperative efforts with Habitat for Humanity, and a presentation on affordable housing in a park-like setting. The City sponsored a number of local neighborhood leaders to attend the conference.

Upcoming Events



OCTOBER 7, 4:30pm-11:00pm:

Imbibe Urbana First Friday. Downtown Urbana.



OCTOBER 12, 5:00pm-7:00pm:

UBA BizBash. location TBD.



OCTOBER 15, 5:00pm-7:00pm:

IMC Open House for Open Scene. UCIMC 202 S Broadway.



OCTOBER 25, 11:00am-2:00pm:

Urbana Food Truck Rally. Urbana Civic Center, 108 E Water.



OCTOBER 26, 4:00pm-5:00pm:

Eastland Apartments Ribbon Cutting. 1905 N Cunningham.



NOVEMBER 3-5:

C-U Folk & Roots Festival.

Development Activity

CURRENT PROJECTS

BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE	PROJECT COST	APPROVED INCENTIVES
D o w n t o w n					
Choices Inc.	<i>Social Service</i>	102 E Main	Renovation - Complete	\$149,813	-
Parasol Records	<i>Online Retail</i>	303 W Griggs	Renovation - Complete	\$170,000	TRI
NuMed	<i>Medical Marijuana</i>	105 E University	Renovation - Under Construction	\$180,000	-
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	-
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Demolition Underway	Unknown	TDA, EZST
25 O’Clock Brewery	<i>Brewery</i>	208 W. Griggs	Renovation - Under Construction	\$210,000	TRI, EZST
Dr. G’s Brainworks	<i>Retail</i>	Lincoln Square	Relocation - Closing Store	NA	-
U n i v e r s i t y - M e d i c a l					
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	-
Burger King	<i>Restaurant</i>	1106 E University	Renovation - Foundation Underway	Unknown	EZST, EZPT
Gateway Shoppes Outlot	<i>Quick Service Restaurant</i>	106 E University	New - Plans Under Review	Unknown	-
C a m p u s					
Starbucks	<i>Coffee Shop</i>	701 S Gregory	Renovation - Complete	\$158,200	-
Alpha Gamma Delta	<i>Sorority</i>	1106 S Lincoln	Remodel - Complete	\$467,165	-
Farmhouse Fraternity	<i>Fraternity</i>	809 W Pennsylvania	Remodel - Complete	\$61,575	-

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
North Lincoln Avenue					
CU Women's Boxing	<i>Gym</i>	1908 N Linview	New Business - Existing Building	Unknown	-
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
Cunningham Avenue					
Bangkok Thai	<i>Restaurant</i>	1104 N Cunningham	New Business - Existing Building	Unknown	-
Eastland Apartments	<i>Residential – 40 Units</i>	1905 N Cunningham	New - Complete	\$1,725,000	-
Northgate Gaming Lounge	<i>Gaming Parlor</i>	1504 N. Cunningham	Renovation - Permit issued	Unknown	-
Cell Tower	<i>Cell Tower</i>	2000 N. Cunningham	New - Special Use Permit Approved	Unknown	-
Highland Green	<i>Affordable Workforce & Veteran – 33 Units</i>	401 & 403 E Kerr	New - Plans Under Review	Unknown	EZST, EZPT
South Urbana					
Midwest Scuba	<i>Recreation</i>	1717 Philo	New Business - Existing Building	Unknown	-
Brittany's Sweet Spot	<i>Bakery</i>	906 E Harding	New Business - Home Occupation	NA	-
Dotty's	<i>Gaming Hall</i>	1101 E Colorado	Remodel - Complete	\$64,970	-
Planet Fitness	<i>Gym</i>	1704 E Amber Lane	Renovation - Complete	\$629,926	EZPT
Clark-Lindsey Village	<i>Residential, Wellness, – 24 residents, Pool</i>	101 W Windsor	New - Under Construction	\$4,066,756	-
Day Care Center	<i>Day Care</i>	1101 E Colorado	Remodel - Conditional Use Approved	Unknown	-
Marco's Pizza	<i>Restaurant</i>	1901 S Philo	Remodel - Permit Issued	\$349,000	-
Amber Glen	<i>Assisted Living</i>	1704 E Amber Lane	Renovation - Plans Approved	Unknown	-
White Oaks Mini Storage	<i>Storage</i>	3004 Tatman Court	New - Plans Under Review	Unknown	-
Walmart	<i>Retail Store</i>	100 S High Cross	Renovation - Plans Under Review	Unknown	-
County Market	<i>Grocery</i>	1819 Philo	Stores Closed, Plans Pending	NA	-

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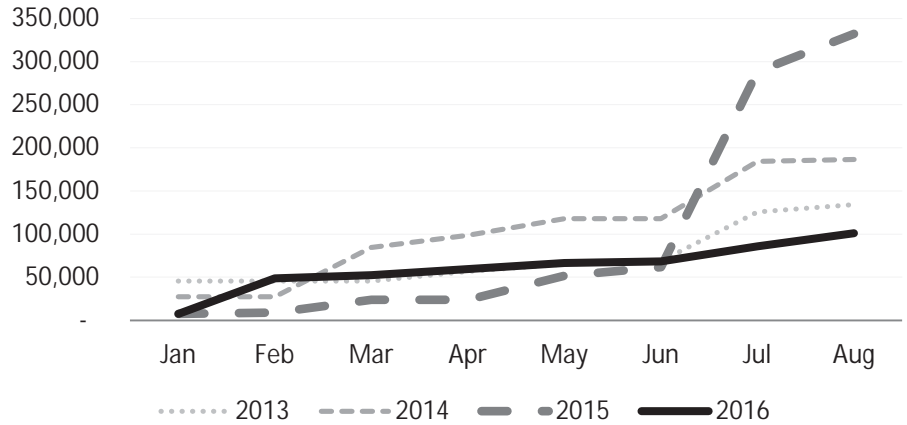
Added Square Feet (by permit)

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 100,825 square feet have been added from January through August 2016. The variance between 2015 and 2016 was primarily due to the construction of 901 Western Apartments in July 2015.

Source: Urbana Permit Data

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



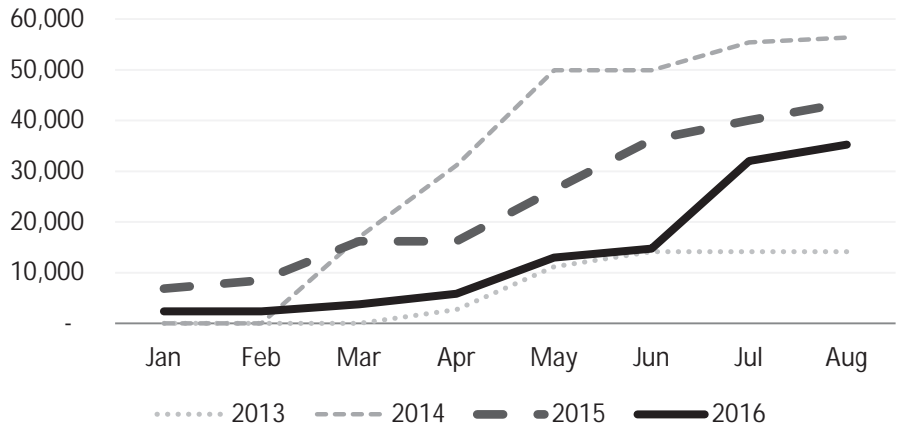
Source: Urbana Permit Data

Single-Family and Duplex Residential Square Feet Added

Year-to-date square footage added for single and two-family new residential construction totals 35,262 square feet. The City created the Think Urbana program (the residential marketing campaign for the Enterprise Zone) to promote new lower-density residential development. Under this new program new single and two family housing is expected to increase. To-date, five residential one and two family projects, with a total of 28 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

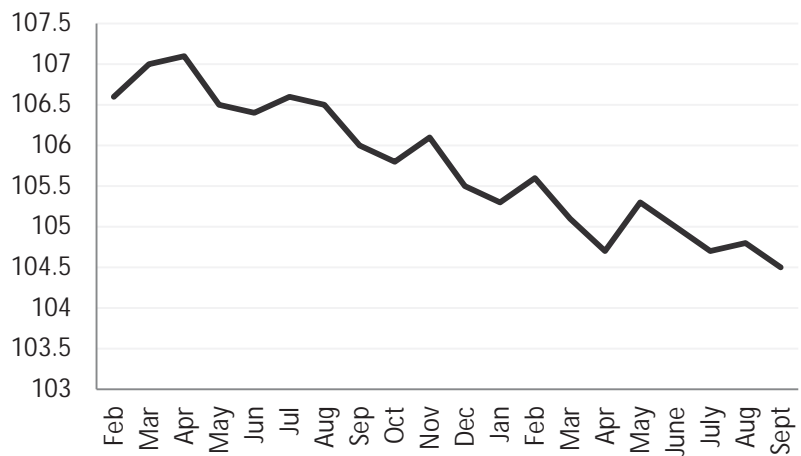
Research & Analysis

Flash Index

The U of I Flash Index provides a quick look at the performance of the Illinois economy. The Flash Index decreased slightly from 104.8 in August to 104.5 in September.

Source: U of I Flash Index

2015 - 2016 Illinois Flash Index



Source: U of I Flash Index

Home Sales

The Champaign County Association of REALTORS® provides data monthly on Champaign County home sales. Year-to-date homes sales are up in 2016 from 2015, with 2,151 homes sold in 2016 and 1,980 in 2015.

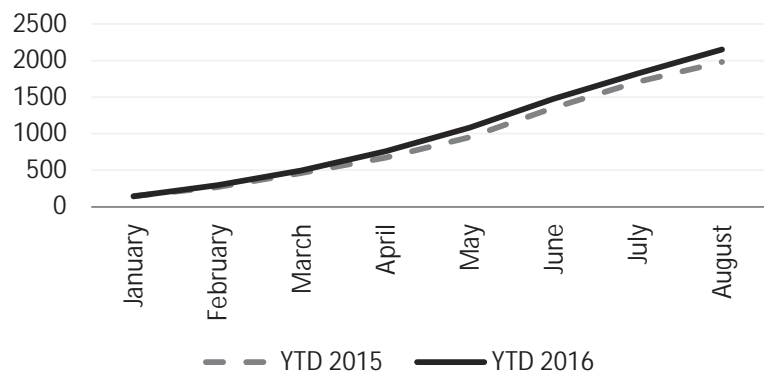
Source: CCAR Newsletter

Home Values

Freddie Mac provides data on home appreciation. Freddie Mac generates this data through estimations using repeat transactions. The estimated annual house price appreciation for June 2015 through June 2016 was 1% for the Champaign-Urbana Metropolitan Statistical Area (MSA).

Source: Freddie Mac

Year-to-date Champaign County Home Sales



Source: CCAR Newsletter