

## **BUSINESS & DEVELOPMENT**

*Community Development Services Department*

Diane Marlin, Mayor

November 2017



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### **Updates**

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#### **HIGHLAND GREEN**

Highland Green received a final certificate of occupancy, for their 33-unit, single family and duplex, affordable rental development. The project is located at 401- 403 E. Kerr Avenue and includes nine units for income qualifying veterans.

#### **THE PERFECT PITCH**

The November Business and Development Luncheon provided an opportunity for seven property owners, brokers, and the City to showcase available Urbana properties. The event saw record attendance with over 70 attendees.

#### **LANDMARK HOTEL AUCTION**

The Urbana Landmark Hotel will be offered at auction on the realty website Ten-X on December 11th-13th.

#### **ALDI**

Aldi held a ribbon cutting on November 10th for their grand re-opening for their expanded grocery store. The new expansion added refrigeration and freezer space allowing Aldi to increase the variety of their offerings. The event had over 100 attendees, despite the chilly outdoor weather.

#### **UNCANNY MAGAZINE**

The online Hugo Award winning online science fiction magazine, Uncanny Magazine, has relocated to Urbana as a home business. Run by husband and wife pair Lynne M. Thomas and Michael Damian Thomas, the semi-pro magazine features a series of short stories each month and is operated as a home business.

#### **PUBLIC ARTS**

The 2017 Murals on Glass have been installed. Beth Darling's "Hosta Takeover" is now displayed on the front of the City of Urbana's Building and Kelly Hieronymus' "South Farm No. 9" is now displayed on the front of the Urbana Park District's Phillips Recreation Center.

The Urbana Art Expo was held on November 19th. The event featured 17 exhibiting artists and had 400 attendees.

#### **STAFFING UPDATES**

Libby Horwitz was promoted to the position of Economic Development Coordinator. In her new role she will continue her responsibilities and expand her work externally with the business community including joining the Urbana Business Association board upon appointment.

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### **Upcoming Events**

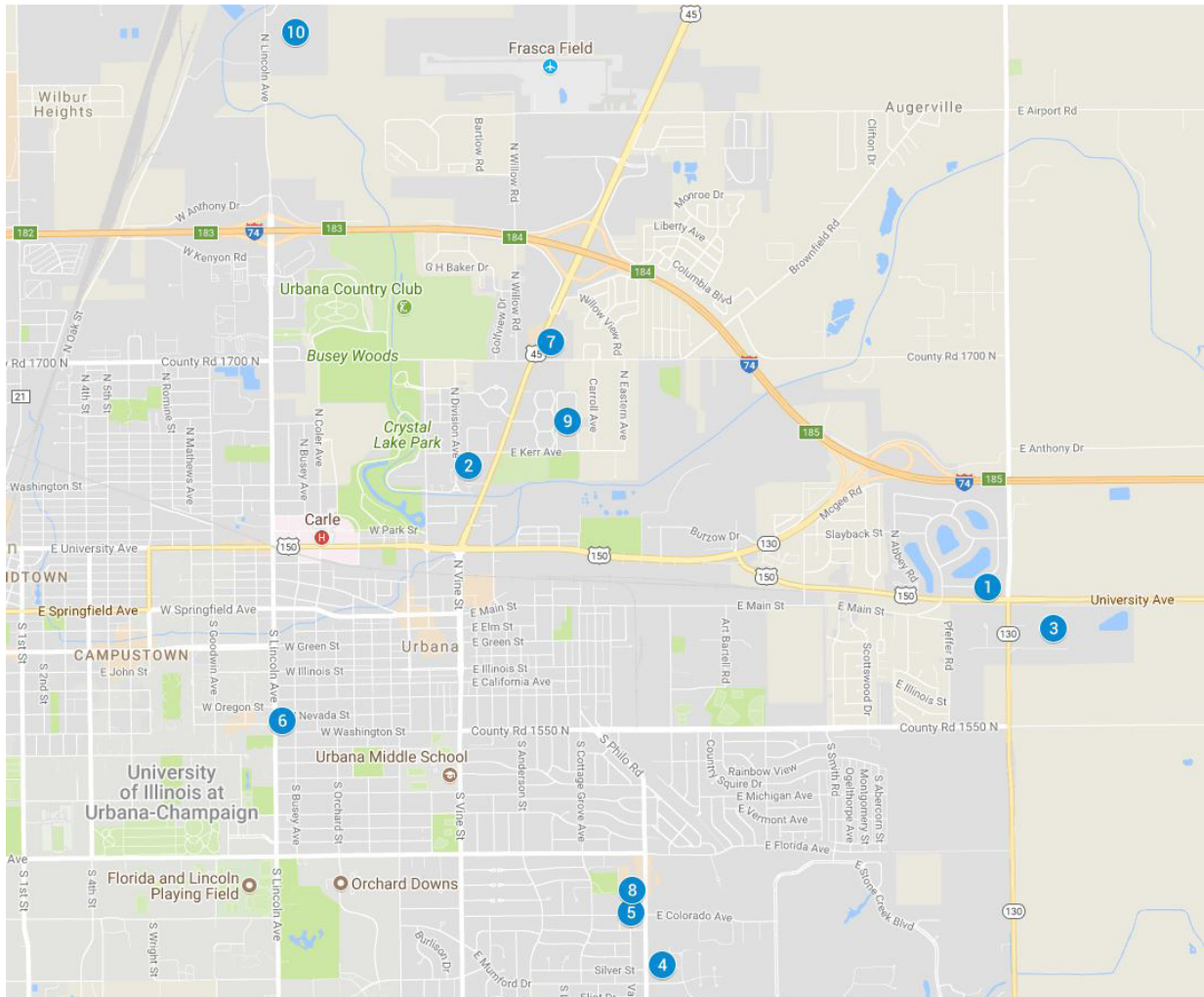
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**DECEMBER 12, 5:30pm-7:30pm:**

Urbana Business Association Whiskey Wonderland. Live music, a photo-booth, whiskey bar, give-a-ways, and food stations. Lodgic Everyday Community, 1807 S Neil St, Champaign.

**DECEMBER 14, 3:00pm-5:00pm:**

Tax Increment Finance Joint Review Board and Enterprise Zone Advisory Board Meetings. City of Urbana Executive Conference room, 400 N Vine St, Urbana.



- 1 Aldi
- 2 Highland Green
- 3 Walmart
- 4 U Haul
- 5 Salt and Light
- 6 809 Nevada Apartments
- 7 Dust and Son's
- 8 Daycare Facility
- 9 Town and Country
- 10 Roanoke Concrete Products

### CURRENT PROJECTS

BUSINESS	DESCRIPTION	LOCATION	STATUS UPDATE	PROJECT TYPE	CONSTRUCTION COST	APPROVED INCENTIVES	MAP KEY
Aldi	<i>Grocery Store</i>	3102 E University	Complete	Expansion	\$915,000	-	1
Highland Green	<i>Affordable Workforce &amp;</i>	401 & 403 E Kerr	Complete	New Buildings	\$4,041,765	EZST, EZPT	2
Walmart	<i>Online Ordering</i>	100 S High Cross	Complete	Renovation	\$166,000	-	3
U Haul	<i>Truck Rentals &amp; Storage</i>	2010 S Philo	Complete	Renovation	\$550,000	-	4
Salt and Light	<i>Retail and Social Services</i>	1819 S Philo	Complete	Renovation	\$495,600	-	5
809 Nevada Apartments	<i>Apartment Building</i>	809 W Nevada	Under Construction	New Building	\$3,500,000	-	6
Dust and Son's	<i>Construction</i>	1702 N	Permit Issued	Addition	\$54,324	-	7
Daycare Facility	<i>Daycare</i>	1809 S Philo	Permit Issued	Renovation	Unknown	-	8
Town and Country	<i>Property Management</i>	1032 E. Kerr	Plans Approved	Renovation	Unknown	-	9
Roanoke Concrete	<i>Concrete Plant</i>	3202 N Lincoln	Plans Submitted	New Building	\$493,666	-	10

TDA: TIF Development Agreement  
 TRI: TIF Redevelopment Incentive  
 TDG: TIF Business Grant

EZST: Enterprise Zone Sales Tax Exemption  
 EZPT: Enterprise Zone Property Tax Abatement

**Think Urbana**

To-date, 27 projects, containing a total of 63 units, have applied to receive Think Urbana incentives.



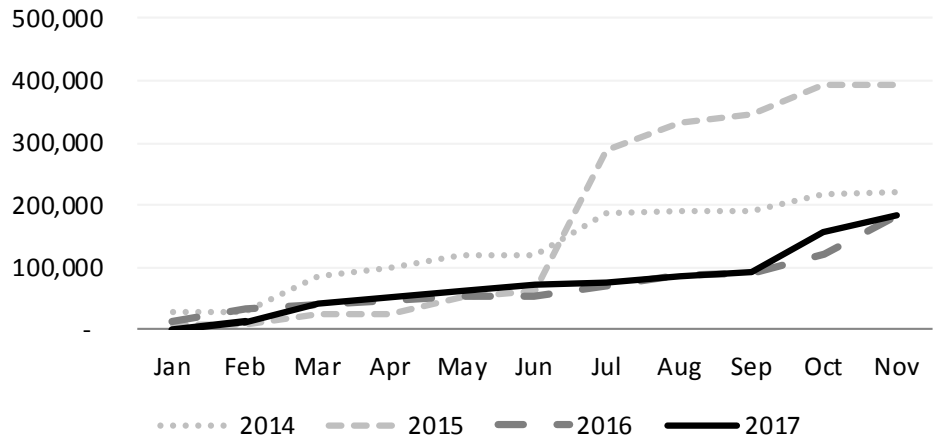
**Total Square Feet Added Year-to-Date All Project Types**

A total of 182,802 square feet was added in new construction from January through November 2017, this growth is on par with the prior year for these months.

The City of Urbana collects data on square footage added through issued building permits for both additions and new construction.

*Source: Urbana Permit Data*

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



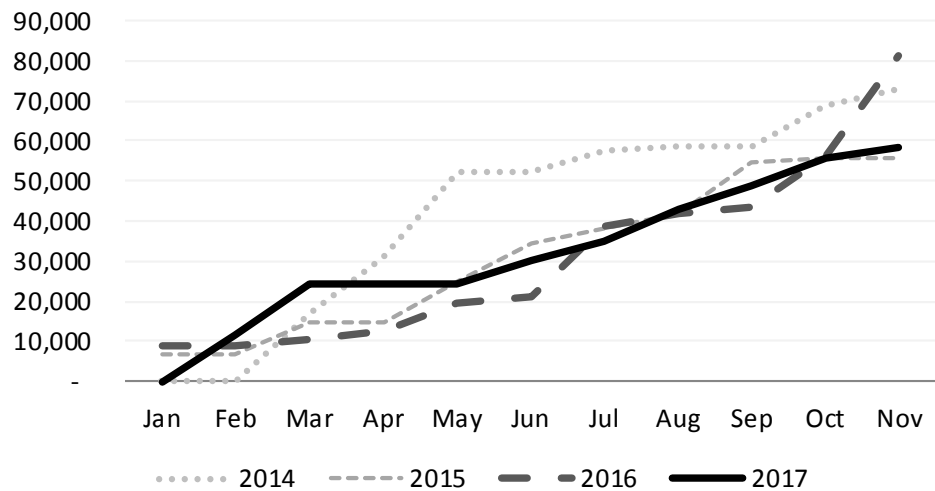
*Source: Urbana Permit Data*

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

Year-to-date square footage through November for new one and two family homes totaled 58,345 square feet from January through November 2017, lower than 2016 due to the construction of Highland Green, and on par with 2015 figures.

*Source: Urbana Permit Data*

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



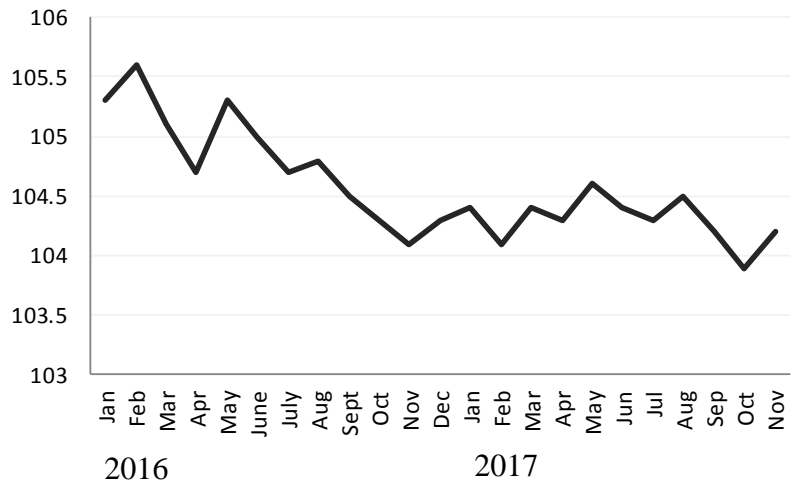
*Source: Urbana Permit Data*

**Flash Index**

The Flash Index increased from 103.9 in October to 104.2 in November. 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 a number under 100 indicates contraction.

*Source: U of I Flash Index*

**2016 - 2017 Illinois Flash Index**



*Source: U of I Flash Index*

**Home Sales**

Year-to-date homes sales in Champaign County were slightly lower in 2017 than in 2016, as of October 2017 2,184 homes sold year-to-date in 2017 compared to 2,252 in 2016. October home sales were down from 185 in 2016 to 164 in 2017. The Champaign County Association of REALTORS® provides monthly data on Champaign County home sales.

*Source: CCAR Newsletter*

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

