

# **Tax Increment Financing Redevelopment Plan & Project**

.....  
Central  
Redevelopment Project Area  
.....

Prepared for

**City of Urbana, Illinois**

Prepared by

**PGAV**  **PLANNERS**

May 13, 2016



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## TABLE OF CONTENTS

	<b>PAGE</b>
<b>SECTION I INTRODUCTION .....</b>	<b>1</b>
<b>SECTION II STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS.....</b>	<b>5</b>
A. Introduction .....	5
B. Summary of Findings .....	5
<b>SECTION III BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS .....</b>	<b>7</b>
A. Introduction .....	7
B. Statutory Qualifications.....	7
C. Investigation and Analysis of Blighting Factors .....	11
D. Analysis of Conditions in the Area.....	11
E. Summary of Eligibility Factors for the Area .....	20
<b>SECTION IV REDEVELOPMENT PLAN .....</b>	<b>25</b>
A. Introduction .....	25
B. General Land Uses to Apply .....	25
C. Objectives .....	25
D. Program Policies to Accomplish Objectives .....	34
E. Redevelopment Projects.....	35
F. Estimated Redevelopment Project Costs .....	38
G. Description of Redevelopment Project Costs .....	38
<b>SECTION V OTHER FINDINGS AND REQUIREMENTS .....</b>	<b>45</b>
A. Conformance with Comprehensive Plan .....	45
B. Area, on the Whole, Not Subject to Growth and Development through Investment by Private Enterprise.....	45
C. Would Not be Developed “but for” TIF .....	49
D. Assessment of Financial Impact .....	49
E. Estimated Date for Completion of the Redevelopment Projects .....	50
F. Most Recent Equalized Assessed Valuation.....	50
G. Redevelopment Valuation.....	50
H. Source of Funds.....	50
I. Nature and Term of Obligations .....	51

J.	Fair Employment Practices and Affirmative Action.....	51
K.	Reviewing and Amending the TIF Plan.....	51

**EXHIBITS**

A	Redevelopment Project Area Boundary.....	3
B	Existing Land Use Map .....	13
C	Summary of Blighting and Conservation Area Factors .....	15
D	Existing Conditions Map .....	17
E	Comparison of EAV Growth Rates (2010-2015) .....	20
F	Annual EAV Change by Parcel (2010-2015) .....	21
G	General Land Use Plan.....	27
H	Estimated Redevelopment Project Costs .....	39
I	EAV Trends .....	45
J	Aggregate Building Permit Values (2006 through 2016) .....	47

**APPENDIX**

Attachment A	Resolution 2016-02-008R
Attachment B	Boundary Description
Attachment C	Existing Conditions Photos
Attachment D	Building Safety Division Findings, Washington School
Attachment E	Parcel Identification Numbers, Property Owners and 2015 EAV

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## SECTION I

### INTRODUCTION

On March 7, 2016, the Urbana City Council passed **Resolution 2016-02-008R** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area includes the downtown area and adjoining areas. The area is referred to herein as the Central Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. The **Boundary Description** contained in the **Appendix** as **Attachment B**.

The Area contains approximately 192 acres, including street and alley rights-of-way (150 acres net of street and alley rights-of-way and 47 acres net of such rights-of-way and tax exempt properties). There are a total of 215 parcels of real property, of which 185 (86%) have improvements thereon (e.g., buildings, parking lots, etc.). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

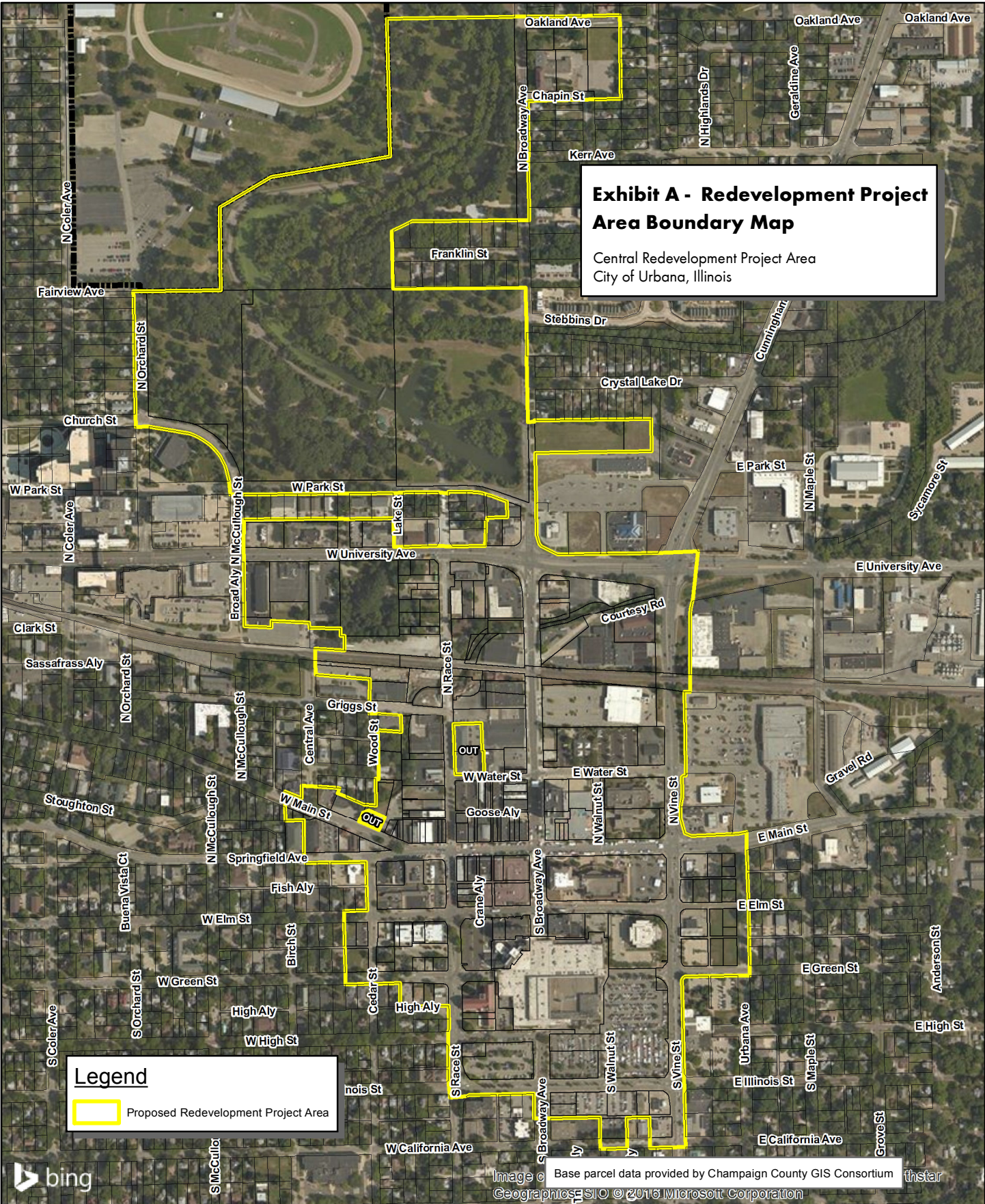
The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to renovate or redevelop deteriorated and obsolete properties within the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the City will expressly state in any redevelopment plan adopted for this Area will not reasonably be expected to result in the displacement of ten (10) or more inhabited housing units.

The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. The following sections of this report present the findings of eligibility for establishing a TIF redevelopment project area.


The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

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**Exhibit A - Redevelopment Project Area Boundary Map**  
 Central Redevelopment Project Area  
 City of Urbana, Illinois

**Legend**  
 Proposed Redevelopment Project Area



May 2016

Image © Base parcel data provided by Champaign County GIS Consortium  
 Geographics ESIO © 2016 Microsoft Corporation

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## SECTION II

### STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

#### A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et. seq.* The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated redevelopment project area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "incremental" revenues can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies under the provisions of the Act. With the definitions set forth in the Act, a redevelopment project area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

#### B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Central Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a combination blighted area and conservation area. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If a redevelopment plan is adopted and implemented for this Area, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. While there has been considerable private investment in the downtown core and Lincoln Square portion of the Redevelopment Project Area, much more is needed to revitalize other properties in the Area lacking such investment. Of the taxable properties in the Area, most have lacked the level investment to make a material difference in aggregate property values of the Area. Thus, the Area “as a whole”, has not been subject to growth and development through investment by private enterprise. Most of the renovation projects that have been taken place were leveraged with TIF grant incentives and would not have occurred absent these incentives. Based on the City’s experience to date with renovation and redevelopment projects in TIF 1 and TIF 2, it can be reasonably anticipated that additional private investment in the proposed Central Redevelopment Project Area will not occur without public assistance. Further evidence of this is presented in Section V of this document.

## SECTION III

### BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

#### A. Introduction

A redevelopment project area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

#### B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

##### 1. Eligibility of a Blighted Area

The Act states that a “...**blighted area**” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:”<sup>1</sup>

- a. **“If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:”

- (1) “Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”

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<sup>1</sup> Emphasis added with bold or underlined text.

- (2) “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”
- (4) “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”
- (5) “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- (6) “Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- (7) “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- (8) “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”

- (9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- (10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- (11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- (12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”
- (13) “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that

is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”

- b. **“If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
- (1) “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.”
  - (2) “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
  - (3) “Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
  - (4) “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”
  - (5) “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”
  - (6) “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate



that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”

## 2. Eligibility of a Conservation Area

The Act further states that a “... “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” *[Bracketed text replaces “following factors” from the Act.]*

### C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of Urbana officials who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Inspection of the former Washington Elementary School by the City’s Building Safety Division along with a review of information provided by the Urbana School District regarding said School.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of Champaign County real property tax assessment records.

The result and documentation of the findings are summarized below.

### D. Analysis of Conditions in the Area

PGAV staff initially conducted a parcel by parcel survey to document existing conditions in the Area on August 12, 13 and 14, 2014. PGAV staff again surveyed the area, including properties added to the Area, on March 7 and 8, 2016. Any material changes in the conditions found in the initial survey

were recorded and incorporated in the analysis of conditions. One of the outcomes of these surveys was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use**.

PGAV's field work was supplemented with discussions with City staff and analysis of property assessment data from Champaign County. This included findings of conditions of the vacant Washington School buildings made by the City's Building Safety Division.

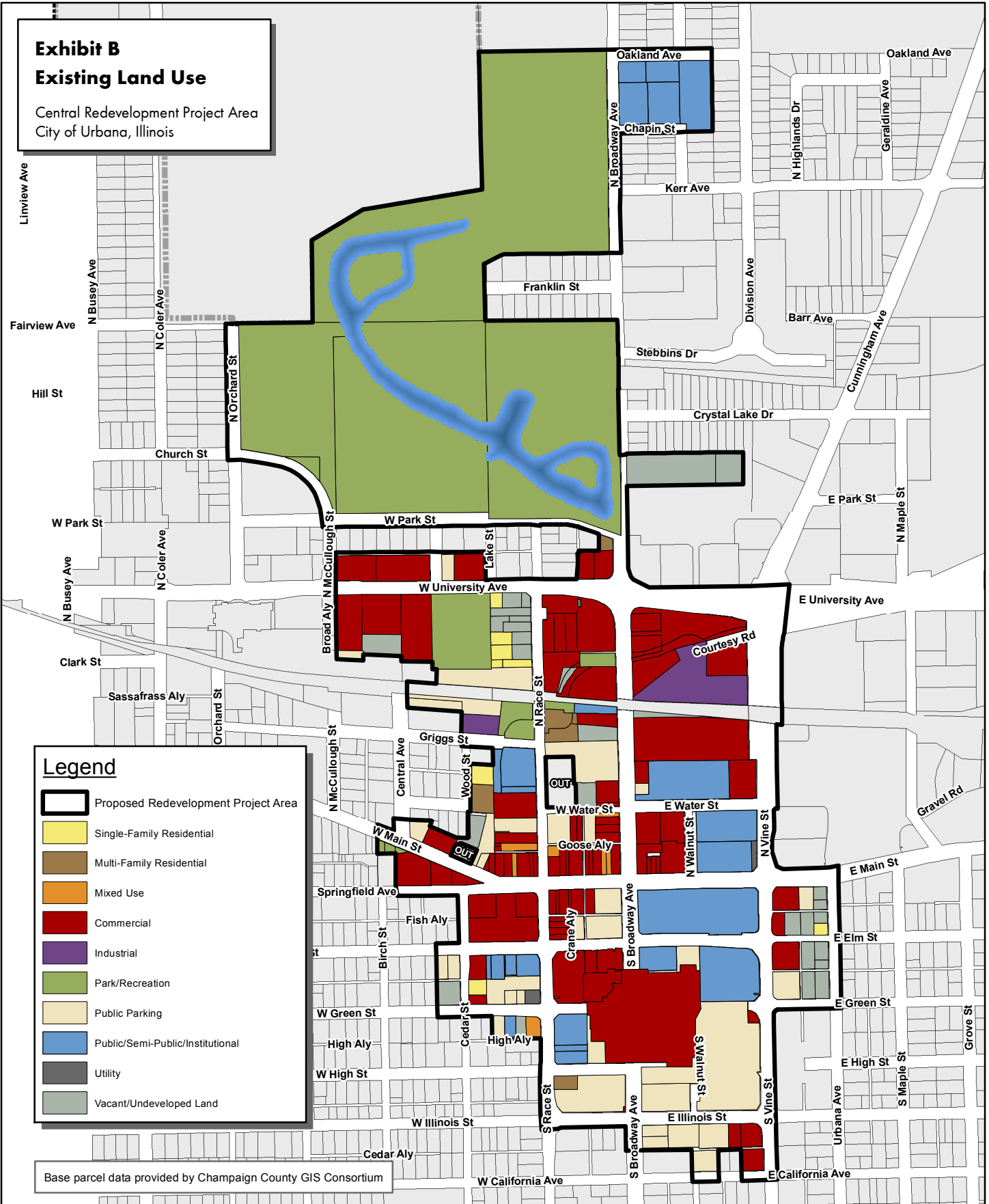
**Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D - Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

## 1. Findings on Improved Area

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criterion. Of the 132 buildings in the Area 116, (88%) were determined to be over 35 years old.
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 78 (59%) of the 132 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements are also found on 91 (49%) of the 185 improved parcels in the Area. Also, significant deterioration of street pavement and curb and guttering were found, primarily on secondary streets and alleys within the Area (85% of the 13 subareas). **Attachment C** in the **Appendix** provides **photographic evidence** of the conditions found on these properties and within the public rights-of-way. **Attachment D** in the **Appendix** provides a listing of deteriorated conditions found by the City's Building Safety Division during inspections of Washington School conducted on April 4, with additional exterior photographs taken on April 15, 2016.

# Exhibit B Existing Land Use

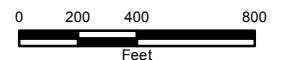
Central Redevelopment Project Area  
City of Urbana, Illinois



## Legend

- Proposed Redevelopment Project Area
- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Commercial
- Industrial
- Park/Recreation
- Public Parking
- Public/Semi-Public/Institutional
- Utility
- Vacant/Undeveloped Land

Base parcel data provided by Champaign County GIS Consortium



May 2016

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**Exhibit C**  
**SUMMARY OF BLIGHTING AND**  
**CONSERVATION AREA FACTORS**  
Central Redevelopment Project Area  
City of Urbana, Illinois

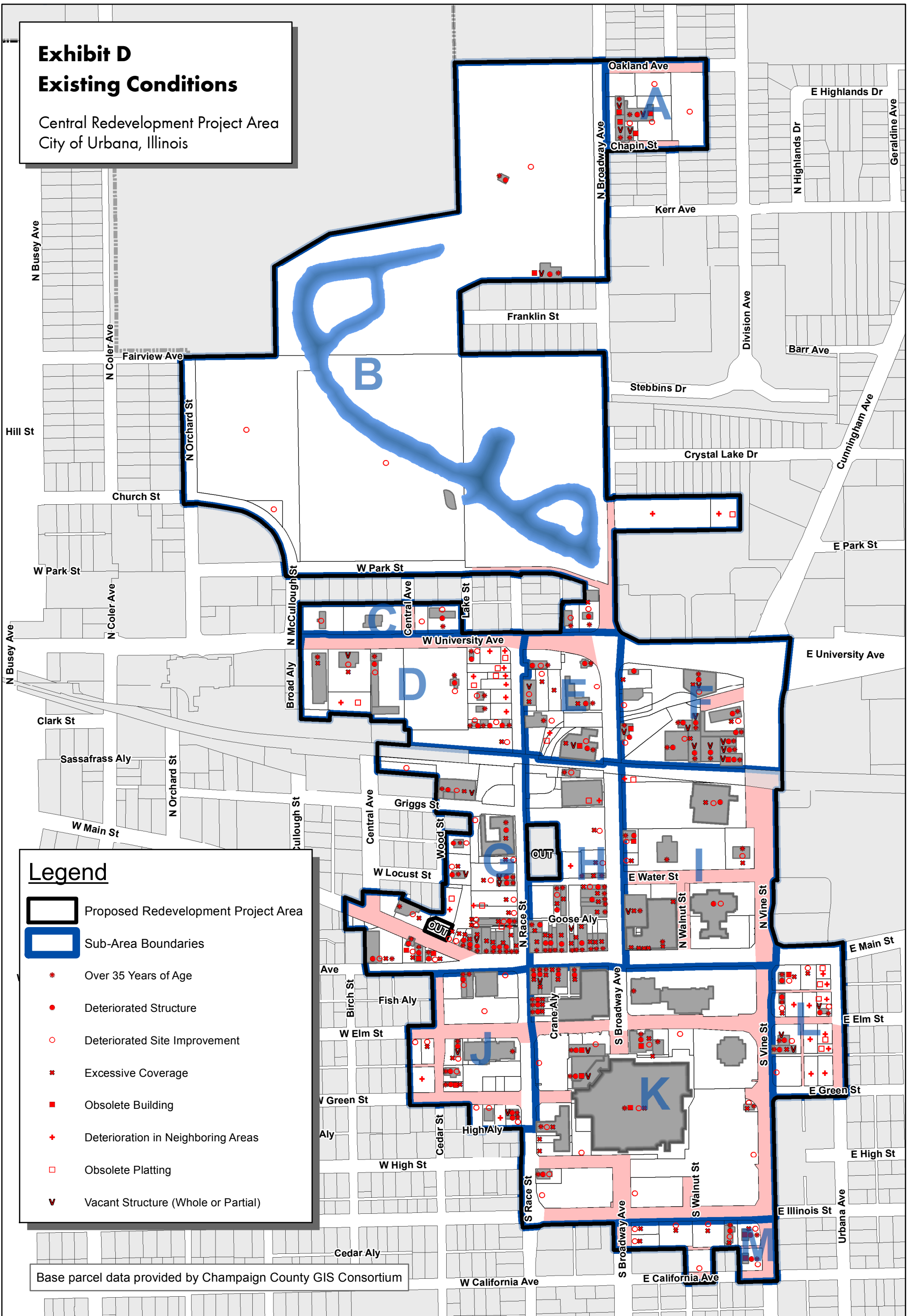
	<b>Total</b>	<b>%</b>
No. of improved parcels	185	86%
No. of vacant parcels	30	14%
Total parcels	215	100%
No. of buildings	132	100%
No. of buildings 35 years or older	116	<b>88%</b>
No. housing units	50	
No. housing units occupied	44	
Sub-Area Count	13	100%
<b>IMPROVED LAND FACTORS:</b>		
No. of deteriorated buildings	78	<b>59%</b>
No. of parcels with site improvements that are deteriorated	91	49%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	11	<b>85%</b>
No. of dilapidated buildings	0	0%
No. of obsolete buildings	19	14%
No. of structures below minimum code	nd <sup>1</sup>	
No. of buildings lacking ventilation, light or sanitation facilities	nd <sup>1</sup>	
No. of building with illegal uses	nd <sup>1</sup>	
Number of buildings with vacancies	31	23%
No. of parcels with excessive land coverage or overcrowding of structures	103	<b>56%</b>
Inadequate utilities (by Sub-Area)	0	0%
Deleterious land use or layout (by Sub-Area)	0	0%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	<b>Yes</b>	
<b>VACANT LAND FACTORS (2 or More):</b>		
Obsolete Platting	17	<b>57%</b>
Diversity of Ownership	nd <sup>1</sup>	
Tax Delinquencies	nd <sup>1</sup>	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	29	<b>97%</b>
Environmental Clean-up	nd <sup>1</sup>	
Declining or Sub-par EAV Growth	<b>Yes</b>	

<sup>1</sup> Not determined.











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# Exhibit D Existing Conditions

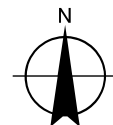
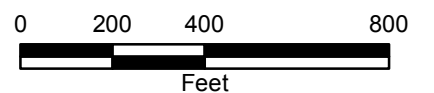
Central Redevelopment Project Area  
City of Urbana, Illinois



## Legend

-  Proposed Redevelopment Project Area
-  Sub-Area Boundaries
-  Over 35 Years of Age
-  Deteriorated Structure
-  Deteriorated Site Improvement
-  Excessive Coverage
-  Obsolete Building
-  Deterioration in Neighboring Areas
-  Obsolete Platting
-  Vacant Structure (Whole or Partial)

Base parcel data provided by Champaign County GIS Consortium



May 2016





- c. Summary of Findings Regarding Excessive Vacancies: Vacancies were recorded on 31 (23%) of the 132 buildings. Some of the upper stories of older downtown buildings remain vacant or are underutilized as storage space. Several larger buildings have significant vacant space such as the Landmark Hotel, which has recently been closed by order of the Fire Department, (albeit the restaurant/bar, pool and conference center has been closed for quite some time), the Busy Bank Building (approximately 15% vacant), Lincoln Square (approximately 6% vacant) and the former Washington Elementary School (30,000 square feet of vacant building space). Also, the former Goodyear Tire Center is entirely vacant, was acquired by the City and is proposed to be assembled with several other parcels within the block for redevelopment. According to City staff, vacancies are anticipated to increase substantially in the County Plaza Building, which is expected to lose two major tenants over the next 18 months totaling approximately 35,000 square feet of the total 88,000 leasable square feet. Similarly, Lincoln Square is anticipated to lose the Health Alliance and its over 300 employees to a new facility to be built in Champaign. The existing building vacancies and the anticipated increases will be a detriment to downtown. Having a tool such as TIF to incentivize the rehabilitation and retrofitting of building space will enhance the ability to get these spaces reoccupied.
  
- d. Summary of Findings Regarding Excessive Land Coverage: Over one-half of the properties have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. Of the 185 improved parcels in the Area, 103 (56%) revealed evidence of excessive land coverage.
  
- e. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant areas, as well as improved areas. The total equalized assessed valuation (EAV) for the Area has declined four (4) out of the last (5) years, which in and of itself, is sufficient as a qualifying factor for the Area. In addition, the EAV in the Area was below the rate of change in the Consumer Price Index (CPI) for four (4) of the last five (5) calendar years. A comparison of EAV for the Area to the balance of the City and the CPI is shown in **Exhibit E, Comparison of EAV Growth Rates (2010-2015)**. This trend in lagging EAV growth rates is distributed throughout the Area as illustrated on **Exhibit F, Annual EAV Change by Parcel (2010-2015)**.

## 2. Findings on Vacant Land

There are 30 vacant parcels located within the Area. The factors present with respect to these vacant parcels include deterioration of structures or site improvements in neighboring areas adjacent to all but one of the parcels of the vacant land and the total EAV of the Area has declined for four (4) of the last five (5) years. Photos of the deteriorated buildings and site conditions are located in **Attachment C** in the **Appendix**.

**Exhibit E**  
**COMPARISON OF EAV GROWTH RATES (2010 - 2015)**

Central Redevelopment Project Area

Tax Year	EAV of Redevelopment Project Area	CPI <sup>*</sup>	Area Growth Rate Less Than CPI?
2010	\$ 15,411,830	218.056	
2011	\$ 14,990,520	224.939	
Annual Percent Change	-2.7%	3.2%	YES
2012	\$ 14,311,320	229.594	
Annual Percent Change	-4.5%	2.1%	YES
2013	\$ 14,189,800	232.957	
Annual Percent Change	-0.8%	1.5%	YES
2014	\$ 13,817,330	236.736	
Annual Percent Change	-2.6%	1.6%	YES
2015	\$ 13,865,890	237.017	
Annual Percent Change	0.4%	0.1%	NO

<sup>\*</sup> Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

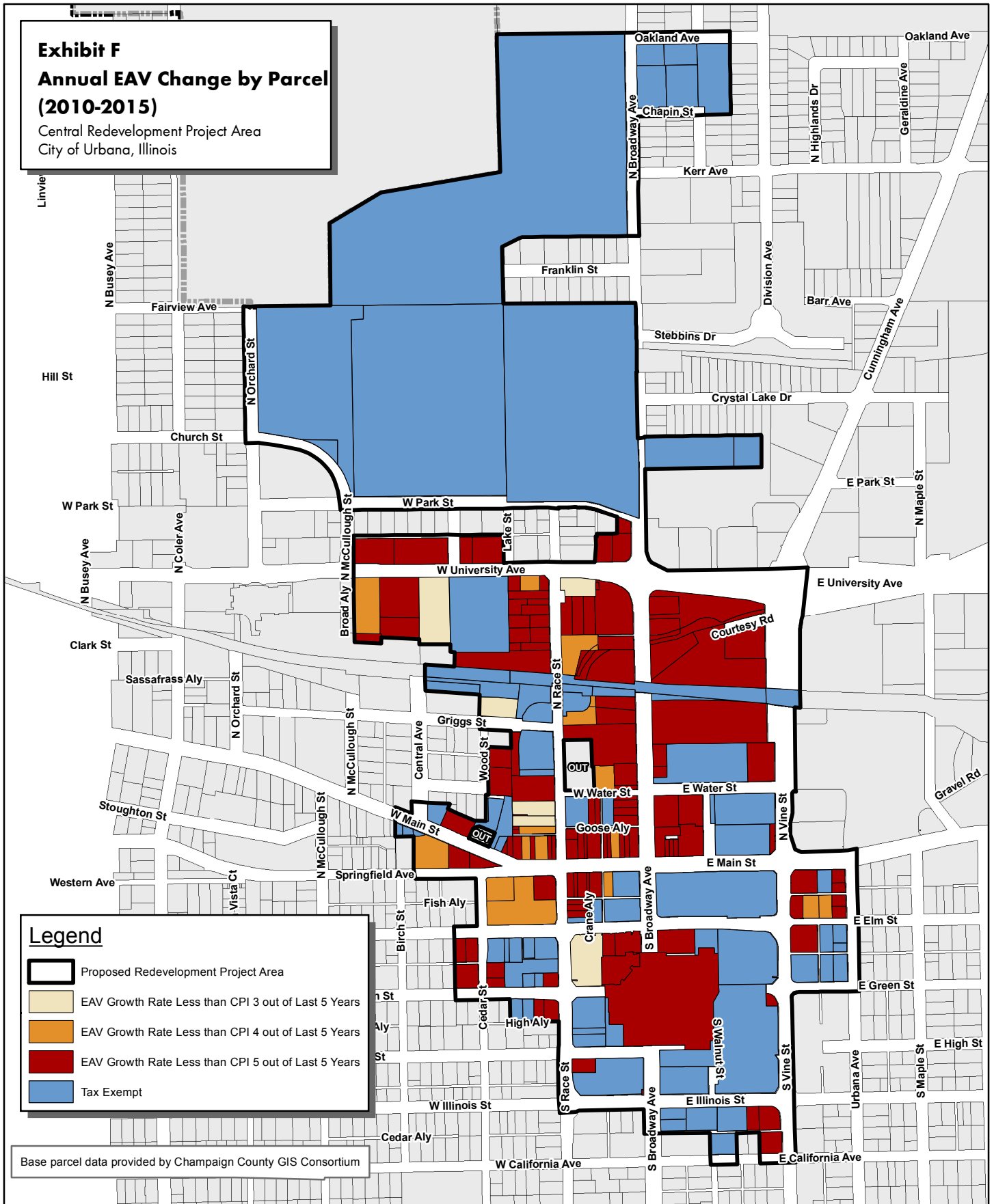
### E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a **combination blighted area and conservation area**. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:






- **Age** – Of the 132 buildings located in the Area 116, (88%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – 78% of the buildings and nearly one-half of parcel site improvements exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration among buildings and site improvements. Also, deteriorated street pavement and curb and gutters were found in eleven (11) of the thirteen (13) sub-areas.

# Exhibit F Annual EAV Change by Parcel (2010-2015)

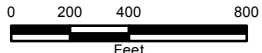
Central Redevelopment Project Area  
City of Urbana, Illinois



## Legend

-  Proposed Redevelopment Project Area
-  EAV Growth Rate Less than CPI 3 out of Last 5 Years
-  EAV Growth Rate Less than CPI 4 out of Last 5 Years
-  EAV Growth Rate Less than CPI 5 out of Last 5 Years
-  Tax Exempt

Base parcel data provided by Champaign County GIS Consortium



May 2016

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- **Excessive land coverage** – Over one-half of the improved parcels in the Area had excessive land coverage.
- **Sub-par EAV trends** – The growth in the Area’s EAV has declined for four (4) out of the last five (5) years. This factor applies to the entire Area inclusive of both improved land and vacant land.
- **Deteriorated buildings or site improvements in neighboring areas** – The vacant parcels of property are negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

This study finds that the proposed Central Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act and separately applied to improved and vacant land. For the most part, the Area is not yet blighted but contains conditions that may lead to blight without a program of intervention to induce private and public investment in the Area. These findings were made considering that the qualifying factors are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of a Redevelopment Plan and establishment of the Redevelopment Project Area, pursuant to the Act. Once in place, the goal will be to use TIF to incentivize private investment that will ultimately improve property values over the long term.

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## SECTION IV

### REDEVELOPMENT PLAN

#### A. Introduction

This section presents the Redevelopment Plan and Project for the Central Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

#### B. General Land Uses to Apply

The proposed general land uses to apply to the Area are illustrated on **Exhibit G, General Land Use Plan**. The land use categories shown on Exhibit G reflect the proposed land uses in the City of Urbana's Comprehensive Plan adopted April 11, 2005 as amended, particularly as applicable to the Downtown Urbana Plan (adopted April 16, 2012). The only material deviation is applicable to the propose re-use of the now vacant Washington School, which in the 2005 Comprehensive Plan classifies this parcel as "Institutional". This TIF Plan recognizes the changed circumstance where the School District is now listing the property for sale. The TIF Plan proposes "Residential/Community Business/Mixed Use Alternate". The potential re-use opportunities could include all residential, office and/or mixed use involving live/work or other arrangements.

#### C. Objectives

The overall objectives of the Redevelopment Plan include:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.

4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Create affordable options for both residential housing and business startups in the Area.
7. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

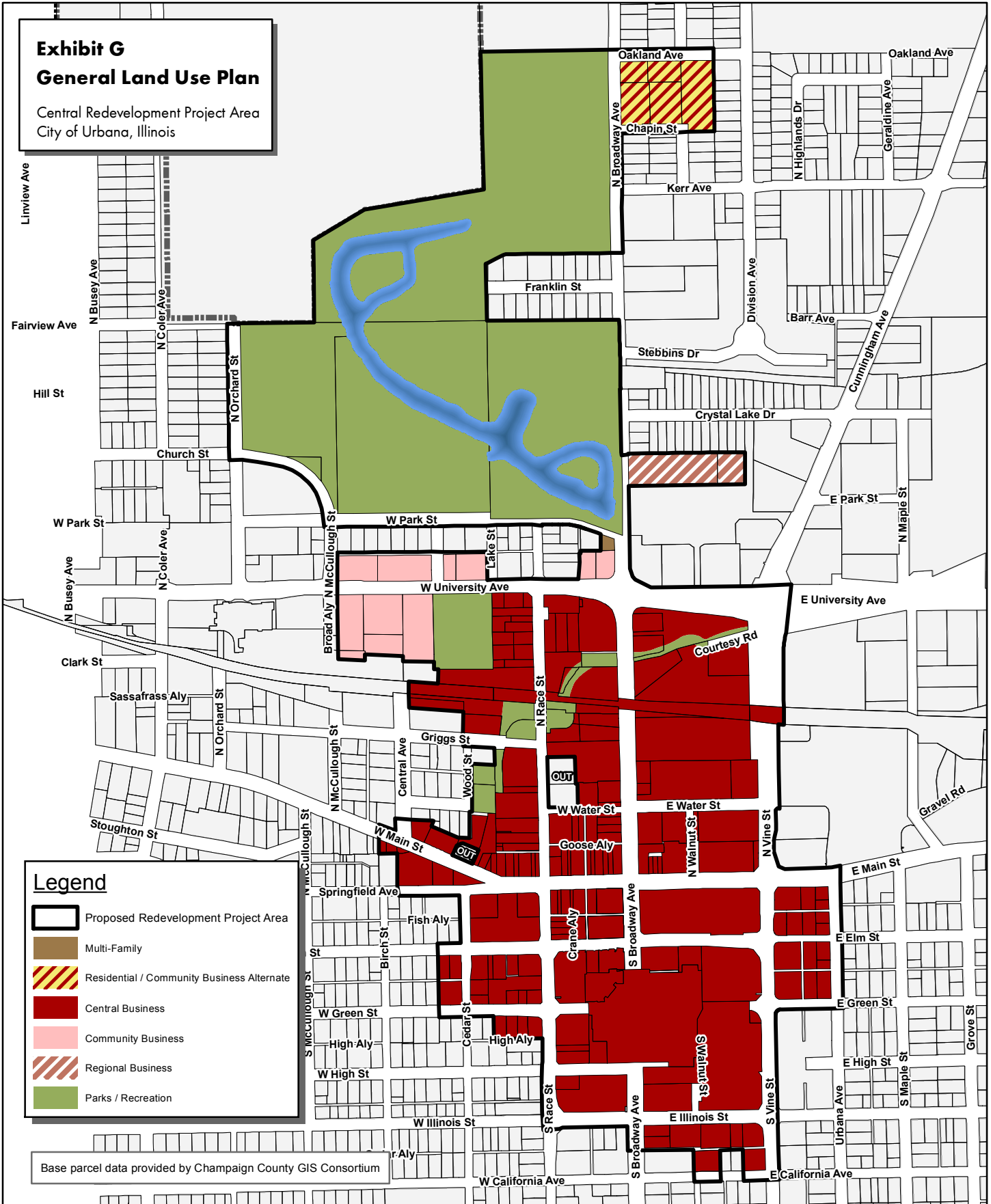
In addition to the overall objectives state above, it is appropriate to restate below the goals and supporting objectives of both the Urbana City Council and Mayor Goals (2014-2017), the 2012 Urbana Downtown Plan and the 2005 Urbana Comprehensive Plan as applicable to the Central Redevelopment Project Area.

8. Urbana City Council and Mayor Goals (2014 – 2017):
  - a. Goal 2: Financial Sustainability:
    - i. Work to increase Urbana’s tax base so our total tax rate (including schools and parks) is equal to Champaign’s rate.
  - b. Goal 3: Economic Development and Entrepreneurship:
    - i. Urbana must continue to grow and attract new jobs and opportunities. The city should work to enhance development corridors to the north and east, and to attract new high-tech jobs.
      - 1) The city should pursue infill development whenever possible.
      - 2) Create Mixed Business, Office and Residential Zones to reflect new home-based occupations and encourage mixed-use entrepreneurship and development.
      - 3) Explore the future of TIF districts for downtown and elsewhere. Consider additional financing tools, such as a special service area or business improvement district, to help pay for downtown redevelopment.
      - 4) Continue redevelopment efforts for city-owned sites, including Block North and Lot 24 West sites.
      - 5) Continue implementation of Downtown Plan. Take advantage of Boneyard project to attract new mixed-use development to vacant lots, underdeveloped areas.



# Exhibit G General Land Use Plan

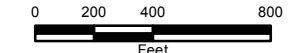
Central Redevelopment Project Area  
City of Urbana, Illinois



## Legend

- Proposed Redevelopment Project Area
- Multi-Family
- Residential / Community Business Alternate
- Central Business
- Community Business
- Regional Business
- Parks / Recreation

Base parcel data provided by Champaign County GIS Consortium



May 2016

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- c. Goal 4: Vibrant Business Districts:
  - i. The city will strive to retain existing businesses, attract new businesses and fill vacant buildings and sites across all business districts.
    - 1) Downtown: Target desired downtown uses, such as retail, restaurants, lodging, multi-family residential and creative industry tenants.
    - 2) Downtown: Work to find developers and sites for major catalyst projects, such as a mixed-use building with upstairs apartments/condos.
    - 3) Downtown: Finish restoration of Urbana Landmark Hotel.
    - 4) Downtown: Implement signage and way-finding study recommendations to better connect campus and downtown.
    - 5) Downtown: Develop public square/pedestrian plazas in prominent downtown locations. Consider low-impact non-permanent measures such as paint, fencing, and street furniture.
  - ii. Continue implementation of Boneyard Creek Master Plan.
- 8. 2012 Urbana Downtown Plan:
  - a. Goal A: Strengthen economic activity in downtown Urbana:
    - i. Fill key vacancies through incentives and outreach to potential tenants.
    - ii. 2. Enhance grant incentives for TIF RIP incentives to encourage retail and restaurant uses on first floor.
    - iii. 4. Target incentive programs to attract or expand uses identified in Downtown Market Study, such as niche apparel, dining and entertainment.
    - iv. Market downtown Urbana to successful businesses from other cities and local entrepreneurs.
    - v. Support Urbana Landmark Hotel remodeling and promote upon opening.
    - vi. Promote and assist businesses in Lincoln Square Village.
    - vii. Promote appropriate pedestrian-oriented business signage.
    - viii. Recruit businesses to enhance downtown as a hub for natural foods and healthy lifestyles.

- b. Goal B: Promote context-appropriate urban-style infill development to extend Downtown's core character:
  - i. Redevelop vacant and underutilized lots and parking lots.
  - ii. Redevelop Goodyear block.
  - iii. Redevelop Jolly Roger block.
  - iv. Redevelop Blockbuster block.
  - v. Redevelop County Jail block.
- c. Goal C: Increase downtown's vitality by attracting more residents and visitors:
  - i. Adopt incentive program to encourage remodeling of upper story spaces for residential use.
  - ii. Adopt incentive program to encourage more residential development within downtown area.
  - iii. Ensure Post Office stays open in downtown.
  - iv. Target new housing for key groups such as young professionals and retirees.
  - v. Work with Lincoln Square Village to promote use of the center court as indoor public space.
- d. Goal D: Develop engaging public spaces and streetscapes:
  - i. Consider installing plaza in front of the downtown post office.
  - ii. Widen sidewalks to promote outdoor dining options.
  - iii. Complete plans for Phase 2 of the Boneyard Creek Master Plan.
  - iv. Enhance landscaping and amenity features of existing public spaces.
  - v. Assess viability of rerouting Main/Springfield intersection and building plaza.
- e. Goal E: Improve mobility to and within downtown:
  - i. Install spanning gateways and identity signs at entrances to downtown per Signage and Wayfinding Study.
  - ii. Install directional signage within downtown per Signage and Wayfinding Study.

- iii. Add bicycle lanes and designate bike routes throughout downtown as noted in Bicycle Plan.
  - iv. Add vehicle directional signs and trail markers outside of downtown.
  - v. Install and maintain information kiosks.
  - vi. Install banners, improve pedestrian safety along Green Street to direct students to downtown.
  - vii. Construct multi-use path from Carle hospital to downtown.
  - viii. Construct Rail-to-Trail from downtown towards Danville.
  - ix. Add levels to parking deck or build new parking facility to accommodate future demand.
- f. Goal F: Protect and enhance the character of downtown:
- i. Upgrade Civic Center and/or explore new uses.
  - ii. Install streetscape elements as outlined in the University Avenue Corridor Study.
- g. Goal G: Reduce downtown Urbana's environmental impact:
- i. Adopt development incentives for green development.
9. 2005 Urbana Comprehensive Plan:
- a. Sensible Growth:
- i. Goal 18.0 Promote infill development.
  - ii. 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.
  - iii. Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
  - iv. 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

- b. Urbana's Downtown:
  - i. Goal 22.0 Increase the vitality of downtown Urbana as identified in the Downtown Strategic Plan and Annual Action Plan.
  - ii. 22.1 Promote the creation of housing in downtown Urbana.
  - iii. 22.2 Promote the rejuvenation of Lincoln Square.
  - iv. 22.3 Continue to promote the highly successful Market at the Square.
  - v. 22.4 Encourage public/private partnerships to foster new development in the downtown area.
  - vi. 22.5 Use tax increment financing to promote new development and redevelopment opportunities, mini-parks and plazas.
  - vii. 22.6 Continue to improve the public infrastructure of parking lots and streetscapes.
  - viii. 22.7 Pursue redevelopment of the North Broadway corridor.
  - ix. 22.8 Promote visible, outdoor activity in downtown.
  - x. 22.9 Pursue the development of a permanent outdoor public square and performance/event space.
  - xi. Goal 23.0 Promote Urbana's potential for technology-related businesses.
  - xii. 23.1 Capitalize on the proximity of the University of Illinois engineering and science campuses to promote technology-related businesses.
  - xiii. 23.2 Explore the development of technology-friendly business space as a part of new development.
  - xiv. 23.3 Enhance the community's Internet connection capabilities.
- c. Commerce and Industry:
  - i. 24.1 Use a variety of economic development tools to improve and redevelop Urbana's existing commercial areas.
  - ii. 24.2 Encourage the beautification of entryway corridors and major transportation corridors in Urbana.
  - iii. Goal 26.0 Improve the appearance of Urbana's commercial and industrial areas.

- iv. 26.1 Use a variety of available economic development tools (such as tax increment financing) to improve the appearance and functionality of Urbana's commercial and industrial areas.
  - v. 26.2 Promote the beautification of commercial areas especially along University Avenue, Cunningham Avenue, and Philo Road.
  - vi. 26.3 Seek private as well as public investments to enhance the city's commercial and industrial areas.
- d. Tax Base:
- i. Goal 28.0 Develop a diversified and broad, stable tax base.
  - ii. 28.1 Encourage an appropriate balance of residential, commercial and industrial growth.
  - iii. 28.2 Promote appropriate development opportunities through annexation, development agreements, and, where appropriate, economic incentives.
  - iv. 28.3 Promote an expanded tax base through aggressive marketing and development efforts aimed at attracting new business, retaining and expanding existing business, and annexation.
- e. Economic Development Initiatives:
- i. Goal 30.0 Develop a comprehensive approach to economic development.
  - ii. 30.2 Support private, non-profit organizations and local business groups by providing technical assistance and targeted financial investment.
  - iii. 30.3 Market Urbana to potential investors, brokers, consultants, and residents.
  - iv. 30.4 Establish economic development programs to promote economic and business growth.
  - v. 30.5 Coordinate with regional efforts to help market Urbana for commercial and industrial development that will benefit both the city and the region.
  - vi. Goal 32.0 Promote new and expanded business opportunities.
  - vii. 32.1 Pursue an aggressive program of development agreements and incentive programs in a fiscally responsible manner.
  - viii. 32.2 Work with supporting economic development agencies to help recruit new business and industry to Urbana.

- f. Services and Infrastructure:
  - i. Goal 40.0 Make affordable housing available for low-income and moderate-income households.
  - ii. 40.3 Work to distribute affordable housing opportunities throughout the community to avoid the effects of concentrated poverty.
- g. Safety and Accessibility:
  - i. Goal 44.0 Provide for the safe, efficient, and cost-effective movement of people and goods within, through, and around the City.
  - ii. 44.2 Reduce the number and severity of pedestrian, bicycle, and vehicular crashes.
  - iii. 44.3 Improve intersection markings and signage, especially in the University District and downtown areas.
  - iv. 44.5 Ensure that street lighting is established in tandem with new development in order to enhance safety.
  - v. 44.6 Promote new technologies and designs in construction and improvement of crosswalks, including accessible ramps and signaling for the visually impaired.
- h. Multi-Modal Transportation System:
  - i. Goal 47.0 Create a multi-modal transportation system.
  - ii. 47.1 Improve transit service to important activity centers (e.g. retail areas, employment centers, transportation hubs, etc.).
  - iii. 47.5 Make it easier for people to switch from one transportation mode to another.
  - iv. 47.6 Improve traffic flows in peak traffic periods through traffic control and roadway improvements.
  - v. 47.7 Promote bicycle/pedestrian access to major activity centers.

#### **D. Program Policies to Accomplish Objectives**

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through redevelopment strategies previously utilized by the City and communications between property owners/prospective developers and the City, that tax increment financing constitutes a key component of leveraging private investment within



the Area. The City will incorporate appropriate provisions in any redevelopment agreement between the City and private investors to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

## **E. Redevelopment Projects**

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken, including a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

### **1. Private Redevelopment Activities:**

- a. *Building repairs, renovation and retrofitting existing buildings:* Improvements to existing buildings in the Downtown core is encouraged, which is consistent with the 2012 Downtown Urbana Plan.
- b. *Demolition of existing buildings.* A limited amount of demolition of existing buildings is anticipated to advance private redevelopment projects as well, particularly as part of efforts to reposition properties to meet market demands and compliment other building renovation and redevelopment projects located within the Area.
- c. *Construction of private buildings.* Construction of new buildings is anticipated as part of private redevelopment projects.

### **2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment in the Area. These may include, but are not limited to, the following activities:

- a. *Land assembly and site preparation.* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in site preparation, including building demolition, environmental remediation, and other steps to prepare sites for development.
- b. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for investment in the Area.

- c. *Public works improvements:* Improvements to streets and sidewalks, installation of streetscape amenities such as landscaping, way finding signage, and other public space enhancements including park infrastructure.
- d. *Additional public parking:* Construction of parking structures or surface lots to meet existing and future parking demand in the Area.
- e. *Other programs of financial assistance as may be provided by the City.* The Act defines eligible redevelopment project costs as summarized in Section F below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

### **3. Specific Projects:**

Consistent the generalized private and public redevelopment activities described above are the following redevelopment and improvement projects being pursued as of the writing of this Plan:

- Redevelopment of the 200 S. Vine Street block into a mixed use development proposed to include apartments, limited commercial space and underground parking. The property located within this block is currently owned by the City.
- Renovation of the Landmark Hotel and ancillary facilities into a high quality, boutique-style historic hotel and conference center.
- Redevelopment (or renovation of an existing building and development of vacant parcels) of several parcels along north Broadway Ave and north Race Street known as North Crane Alley into a mixed-use development that preserves the character, lifestyle, design and architectural theme of Downtown Urbana.
- Redevelopment of property, yet to be determined, into a Mobility Enhanced Development within or adjoining the Downtown core that would integrate transit serviced within a mixed-use development. This is being pursued by the City and the Campaign-Urbana Mass Transit District.
- Redevelopment or reuse of the now vacant Washington School. The property is currently owned by the Urbana School District and is on the market for sale.
- Redevelopment of the Urbana School District Administration Building property into a mixed use development that could be considered for the transit oriented mixed-use development described above.

- Completion of Boneyard Creek Segments 1 & 2 pursuant to the Boneyard Creek Master Plan.
- Upgrade deteriorated facilities and infrastructure in Crystal Lake Park and Leal Park.
- Renovate or redevelopment of the County Jail property.
- Redevelopment of other key properties with higher use potential including Five Points southwest, Allen Strong property on North Race Street, southwest corner of University and Race, and the block at the southwest corner of North Vine Street and University Avenue (e.g., the “Blockbuster site”).

#### **4. Land Assembly, Displacement Certificate & Relocation Assistance:**

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Area (see below).

##### ***Displacement Certificate:***

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

##### ***Relocation Assistance:***

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-

income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

#### **F. Estimated Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit H**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include public financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

#### **G. Description of Redevelopment Project Costs**

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in Exhibit H, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act [**bold typeface added for emphasis**]. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan**, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
  - a. There are limitations on contracts for certain professional services with respect to term, services, etc.

**Exhibit H**

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

Central Redevelopment Project Area  
 City of Urbana, Illinois

Description	Estimated Cost
<b>A. Public Works or Improvements</b> <i>(Improvement of streets, curb and gutters, utilities and other public improvements)</i>	\$10,000,000
<b>B. Property Assembly</b> <i>(Acquisition of land, building demolition and site preparation)</i>	\$15,000,000
<b>C. Building Rehabilitation</b>	\$5,000,000
<b>D. Relocation</b>	\$500,000
<b>E. Taxing District Capital Costs</b>	\$500,000
<b>F. Job Training</b>	\$500,000
<b>G. Interest Costs Incurred by Developers</b>	\$5,000,000
<b>H. Planning, Legal and Professional Services</b>	\$2,500,000
<b>I. General Administration</b>	\$2,000,000
<b>J. Financing Costs</b>	See Note 3
<b>K. Contingency</b>	\$4,000,000
<b>Total Estimated Costs</b>	<b>\$45,000,000</b>

**Notes:**

1. All costs shown are in 2016 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

- b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
    - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
  2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, real or personal or interest therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
  3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
  4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either
    - a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
    - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new

municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.

5. **Cost of job training and retraining projects**, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
  - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and
  - b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement.

Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
12. Unless explicitly stated in the Act, the cost of **construction of new privately owned buildings shall not be an eligible redevelopment project cost.**
13. **None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.** For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; **but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.**
14. **No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource,** after August 26,



2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

- a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- b. contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

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## SECTION V OTHER FINDINGS AND REQUIREMENTS

### A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan substantially conforms to the City of Urbana’s Comprehensive Plan Update adopted April 11, 2005 and as amended by the 2012 Urbana Downtown Plan, Adopted April 16, 2012. The only material deviation relates to the proposed future use of the now vacant Washington School (see Subsection B of Section IV of this Plan). In addition, all development in the Area will comply with applicable codes and ordinances.

### B. Area, on the Whole, not Subject to Growth and Development Through Investment by Private Enterprise

While there has been considerable private investment in the downtown core and Lincoln Square portion of the Redevelopment Project Area, much more is needed to revitalize other properties in the Area lacking such investment. Of the taxable properties in the Area, most have lacked the level investment to make a material difference in aggregate property values of the Area. Upon analysis of EAV trends, it is clear that the Area, as a whole declined in value by over \$1.5 million since 2010. This is equivalent to a fair market value decline of over \$4.6 million **Exhibit I, EAV Trends (2010-2015)** provides a comparison of property value trends in the Area to the Consumer Price Index. When compared to a modest rate of inflation, the value of property in the Area falls considerably short.

**Exhibit I**  
**EAV Trends (2010-2015)**  
 Central Redevelopment Project Area

	<b>EAV 2010</b>	<b>EAV 2015</b>	<b>Change</b>	<b>Percent</b>	<b>Annual Percent Rate</b>
Redevelopment Project Area	\$ 15,411,830	\$ 13,865,890	\$ (1,545,940)	-10.0%	-2.1%
CPI <sup>1</sup>	218.056	237.017	18.961	8.7%	1.7%

<sup>1</sup> Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics.

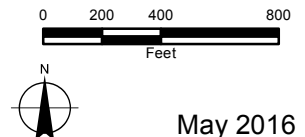
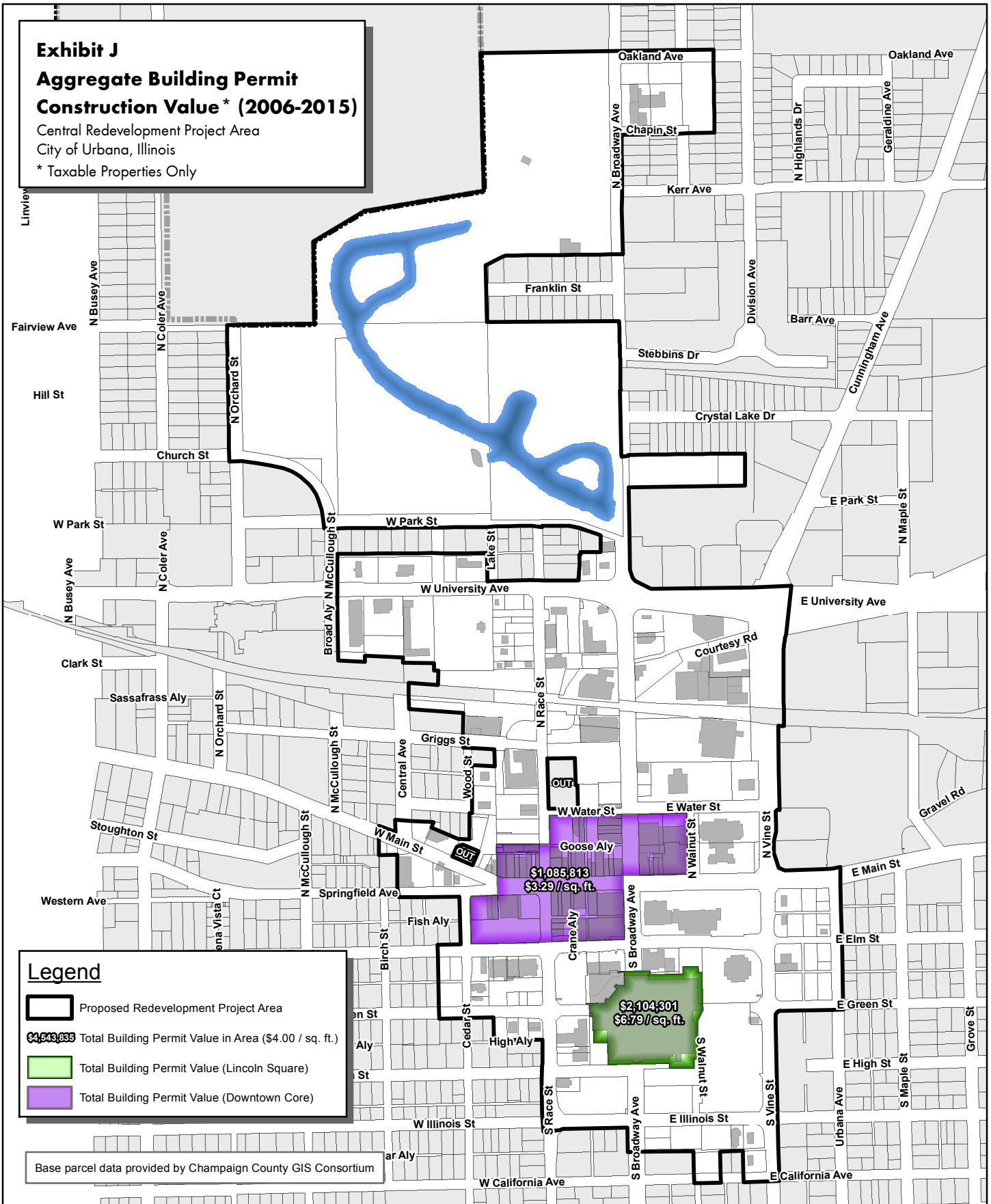
While aggregate property values have recently declined, there has been some private investment in renovating buildings within the Area, most notably within the Downtown core and Lincoln Square. However, most of the renovation projects that have been taken place were leveraged with TIF grant incentives or other public subsidies and would not have occurred absent these incentives. For example, from 1989 through 2011 the City provided nearly \$354,000 in TIF assistance to Lincoln Square and its tenants. In addition, the owner of Lincoln Square received approximately \$3.2 million in federal historic tax credits for building renovations and repairs.

Furthermore, the level of private investment in the Downtown core and Lincoln Square is deceptive. An analysis of building permit data on *taxable* properties, from January 2006 through December 2016, indicates that the total indicated construction value of approximately \$4.5 million for the entire Project Area. Two sub-areas that have historically received the most in terms of TIF incentives include the Downtown core and Lincoln Square. In these two areas the total indicated construction value over the last 10 years was approximately \$1.1 million for the Downtown core and approximately \$2.1 million for Lincoln Square accounting for 70% of the total building permit value for the entire Area. **Exhibit J, Aggregate Building Permit Values**, delineates these two areas and the indicated aggregate building permit construction value over the last 10 years for the entire Area and two sub-areas. On the surface, these are sizable numbers. When converting these values to an aggregate building square foot basis, the average construction value investment over the last 10 years amounts to \$4.00 per square foot for the entire Project Area. This is relatively low value due to the dilution effect of the inclusion of the square footage of buildings lacking investment. Isolating this analysis to just the buildings having improvements made thereto that required building permits, yields an average of \$7.59 per square foot for the entire Area; still not a large number. Averaging the \$4.5 million in construction value over the 10-year period yields an investment \$0.40 per square foot of total building space within the Area annually. This is a relatively low level of annual investment and is more in line with what would be set aside for maintenance reserves for commercial real estate.

The above evidence presented on property values and building permit activity shows that the Area, as a whole, lacks the level of private investment necessary to build upon the progress that has occurred with TIF and other public finance incentives plus public improvements made to date. While there has been some private investment, it has been limited to about half of the taxable building square footage in the Area and the level of investment and, on average, has been very modest. Significant additional private investment will be needed to complete building renovations and redevelopment projects envisioned in this Plan, the original TIF 1 and TIF 2 plans and the 2012 Downtown Urbana Plan.

**Exhibit J**  
**Aggregate Building Permit**  
**Construction Value \* (2006-2015)**

Central Redevelopment Project Area  
 City of Urbana, Illinois  
 \* Taxable Properties Only



May 2016

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### **C. Would Not be Developed “but for” Tax Increment Financing**

Based on the City’s experience to date with renovation and redevelopment projects in TIF 1 and TIF 2, it can be reasonably anticipated that additional private investment in the proposed Central Redevelopment Project Area will not occur without the use of tax increment financing. The City further commits that such incremental revenues will be utilized for the revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City’s commitment to provide such municipal financial assistance.

Even with public financial assistance, redevelopment and building renovation projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment and will likely worsen as buildings continue to age further and if building vacancies increase as anticipated.

Also, property assembly costs, including building demolition site preparation, become costly and usually result in a no-go investment option. This has been borne out when prospective building renovation or redevelopment projects are received by the City. Currently, the City is working with two developers, one to redevelop the 200 S. Vine Street block and the other to transform the Landmark Hotel into a four-star class hotel accommodation. Both are insisting on significant financial incentives to help overcome the extraordinary costs that cannot be overcome by the projected revenue side of the pro-forma.

The City continuously works to attract prospective developers to generate new private investment in the downtown and adjoining commercial areas. Having a financial tool to help overcome the financial impediments will be key to maintaining the momentum created by the TIF 1 and TIF 2 programs.

### **D. Assessment of Financial Impact**

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impediments are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

#### **E. Estimated Date for Completion of the Redevelopment Projects**

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31<sup>st</sup> of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

#### **F. Most Recent Equalized Assessed Valuation**

The most recent total EAV for the Area has been estimated by the City to be \$13,865,890, based on Champaign County's 2015 tax year (payable 2016) property assessment data. A table with **Parcel Identification Numbers and 2015 EAV** is located in the **Appendix as Attachment E**. This is accompanied by a map showing the location of the parcels within the Redevelopment Project Area. After adoption of the TIF Plan, establishing the boundaries of the Redevelopment Project Area and adopting tax increment financing for said Area by the City Council, the City will make a request to the County Clerk of Champaign County to certify the base EAV for each parcel of real estate located within the Area.

#### **G. Redevelopment Valuation**

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$29 to \$30 million (2016 dollars) upon completion of the redevelopment projects.

#### **H. Source of Funds**

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues



from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

**I. Nature and Term of Obligations**

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into a Special Tax Allocation Fund to be established by action of the City's City Council for the purpose of depositing monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on bonds or payment of other obligations and not needed for any other redevelopment project costs or early bond retirement shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

**J. Fair Employment Practices and Affirmative Action**

The City will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance. Also, The City will utilize administrative practices and policies that seek to enhance the participation of minority, veteran, and women-owned businesses in projects within the Area.

**K. Reviewing and Amending the TIF Plan**

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

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# APPENDIX

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**ATTACHMENT A**

**City of Urbana Resolution No. 2016-02-008R**

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RESOLUTION NO. 2016-02-008R

**A RESOLUTION DECLARING AN INTENT TO REIMBURSE  
CERTAIN REDEVELOPMENT PROJECT COSTS**

**WHEREAS**, the City Council (the **"Corporate Authorities"**) of the City of Urbana, Champaign County, Illinois (the **"Municipality"**) desires to encourage private investment and to restore and enhance the tax base by the development or redevelopment of certain territory depicted on the Exhibit A attached hereto and hereby incorporated by this reference thereto (the **"Territory"**); and

**WHEREAS**, it is hereby found and determined that the Territory cannot reasonably be developed or redeveloped without the adoption by the Municipality of tax increment financing under 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"**); and

**WHEREAS**, none of the purposes of the proposed redevelopment plan or the proposed redevelopment project area under the TIF Act is reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the Territory; and

**WHEREAS**, Peckham Guyton Albers & Viets, Inc., Urban Consulting, of St. Louis, Missouri (the **"Consultant"**) has agreed to provide certain professional services in connection with the preparation of the draft of a Tax Increment Financing Redevelopment Plan & Project to determine whether all or some part of the Territory qualifies as a redevelopment project area under the TIF Act and to provide for a comprehensive plan for the development or redevelopment of the Territory in accordance with the TIF Act (the **"Draft Redevelopment Plan"**); and

**WHEREAS**, the Municipality has and will continue to incur certain planning and other eligible costs under the TIF Act in connection with the Draft Redevelopment Plan and the actual approval, if any, of a redevelopment plan under

the TIF Act for all or any part of the Territory, including, but not limited to, costs of studies, surveys, development of plans and specifications, and the implementation and administration of any redevelopment plan under the TIF Act, including staff and professional service costs for architectural, engineering, legal, financial, planning or other services (collectively, the "Eligible Costs").

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

**Section 1.** The Corporate Authorities hereby find, determine and declare that the matters hereinabove set forth in the preambles and recitals to this Resolution are true, correct and complete and hereby incorporate such matters herein by this reference thereto.

**Section 2.** The purpose or purposes of the proposed redevelopment plan and projects to be approved under the TIF Act in connection with the Territory, include, but are not limited to, the promotion and protection of the health, safety, morals and welfare of the public, the encouragement of private investment, the restoration and enhancement of the tax base and the eradication or reduction of blight and/or those conditions that lead to blight.

**Section 3.** Under the TIF Act, tax increment financing is a redevelopment mechanism or tool that permits any increase in the ad valorem taxes arising from the levies of all taxing districts upon real property within a redevelopment project area (the "Tax Increment Revenues") to be used for the payment or reimbursement of certain redevelopment project costs described in the TIF Act.

**Section 4.** The Corporate Authorities hereby declare the official intent of the Municipality to finance any Eligible Costs with Tax Increment Revenues to be derived from the adoption of tax increment financing for all or some part of the Territory under the TIF Act, if any, including from the issuance of bonds or other obligations up to an amount not in excess of twenty percent (20%) of the aggregate issue price of the issue or issues reasonably expected by the Municipality to finance any redevelopment project costs under the TIF Act, and to reimburse any such Eligible Costs incurred by the Municipality or incurred by any developer to



the extent authorized by a redevelopment agreement from such Tax Increment Revenues or from such proceeds of such bonds or other obligations. This official intent is made under and pursuant to Section 1.150-2 of the Income Tax Regulations of the Internal Revenue Code of 1986, as amended, and shall be applicable, if at all, if, as and when any such Tax Increment Revenues or bond proceeds become available.

**Section 5.** From and after the passage and approval of this Resolution, the proper officers, employees and agents of the Municipality are hereby authorized, empowered and directed to do all such acts and things as may be necessary or required to carry out the intent and accomplish the purposes of this Resolution in accordance with the TIF Act.

**Section 6.** This Resolution is merely an expression of the intent of the Corporate Authorities of the Municipality to pursue the possible adoption of tax increment financing for all or some part of the Territory and nothing contained herein shall be interpreted or construed to create any obligation on the part of the Municipality to adopt tax increment financing for all or some part of the Territory or to create any rights or benefits in any other party.

This Resolution is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

**PASSED BY THE CITY COUNCIL** this 7<sup>th</sup> day of March, 2016.

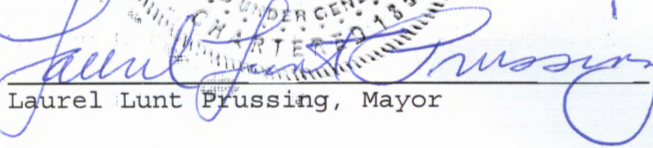
AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:

**APPROVED BY THE MAYOR** this 10<sup>th</sup> day of March, 2016.

  
Phyllis D. Clark, City Clerk

  
Laurel Lunt Prussing, Mayor

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**ATTACHMENT B**

**Boundary Description  
Central Redevelopment Project Area**

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## **Boundary Description of City of Urbana Central Redevelopment Project Area**

A part of sections 8 and 17 of Township 19 N Range 9E of Champaign County Illinois Beginning at the SE corner of Lot 13 of Park View Sub (E-50), also being the north ROW line of Oakland Ave, thence south along the centerline of a vacated alley in Urbana Heights Add (C-36) extended north, thence south along the said centerline of vacated alley to the south line of Lot 31 extended east in said addition, thence west along the said extended south line and the south line of Lot 31 to the SW corner of said lot, thence west to the NE corner of Lot 17 of said addition, thence continuing west along the north lines of Lot 17, the vacated alley, and Lot 8 of said addition to the NW corner of Lot 8, also being the east ROW line of N Broadway Ave, thence south along the said ROW line to the centerline of vacated alley extended east in Lake View Sub (B-210), also being 4' south of the north line of said sub, thence west along the extended centerline and the centerline of vacated alley to the west line of said sub, thence south along said west line to the SW corner of the NE1/4 of section 8-19N-9E, thence east along the south line of the NE1/4 to the centerline of N Broadway Ave, also being the SE corner of said Lake View Sub, thence south along said centerline to the north line of Shelby's Replat of Lots 1, 2, 3, 4, 5, and 6 of Belle Barr Survey Urbana and Pt of Lot 6 of Belle Barr Survey Replat of Lot 2 (2006R17160) extended west, thence east along said extended line and the north line of said replat to the NE corner of Outlot B of said replat, thence south along the east line of Outlot B to the SE corner, thence west along the south line of Outlot B and Lot 200 of said replat to the east ROW line of N Broadway Ave, also being the west line of Gateway Sub Replat of Lots 100 & 101 (2007R08045), thence southerly following said west line of replat to the north ROW line of E University Ave, thence easterly following said north ROW line to the east ROW line of N Vine St, thence southerly following said east ROW line, also being the west lines of Carter's 1<sup>st</sup> Sub (1993R18121) and Schnucks Crossing (1997R01919) to the north ROW line of E Main St also being the south line of said Schnucks Crossing, thence east following said ROW line and said south line of sub to the east ROW line of Urbana Ave platted in James Thorpe's Add (A-193), thence south along said east ROW line to the south ROW line of E Green St, also being the north line of Lot 2 Block 2 of George G Webber's 2<sup>nd</sup> Add (DR-26-146), thence west along said south ROW line to the east ROW line of S Vine St, also being the west line of Lot 2 Block 1 of George G Webber's 1<sup>st</sup> Add (DR-22-376), thence south along said ROW line and the west line of Block 1, 2, and 3 in said addition to the south ROW line of E California Ave also being the north line of Lot 2 Block 4 of said addition, thence west along said ROW line to the west line of the east 112.2' of Lot 1 of Myers & Besore's Add (DR-46-73) extended south, thence north along said extended line and the said west line approximately 160' to the south line of an alley dedicated in BK 757 PG 323, thence west along the south line of said alley to the NE corner of Lot 6 of said addition, thence south along the east line of Lot 6 and the east line extended south to the south ROW line of E California Ave, thence west along said ROW line to the east line of Beck's Add (DR-F-500) extended south, thence north along the east line to the south ROW line of the east-west alley in said addition, thence west along said ROW line and the south ROW of said alley extended west to the east line of Lot 36 of James Busey's Add (DR-D-282), thence north along the east line of Lot 36, alley, and Lot 1 in said addition to the south ROW

line of W Illinois St, thence west following said ROW line to the west ROW line of S Race St, thence north following said ROW line to the north line of Lot 12 of Roe's Add (DR-D-111), thence west along the north line of Lot 12 to the NW corner of said lot, thence south 12' along the east ROW line of an alley in Roe's 2<sup>nd</sup> Add (DR-D-189), thence west along the south ROW line of said alley to the NW corner of Lot 53 in said addition, thence north to the SW corner of Lot 36 in said addition, thence north along the west line of Lot 36 to the NW corner of said lot also being the south ROW line of W Green St, thence west along said south ROW line to the NW corner of Lot 40 in said Roe's 2<sup>nd</sup> Add, thence north to the SW corner of Lot 31 in said addition, thence continuing north along the west line of Lot 31, across the alley, the west line of Lot 22, and the west line of Lot 22 extended north in said addition to the SW corner of Lot 13 in said addition, thence east along the south line of Lot 13 and 14 in said addition to the SE corner of Lot 14, thence north along the east line of Lot 14, the 12' alley and Lot 3 of said addition to the NE corner of Lot 3, thence west along the north lines of Lot 3, 4, 5, 12' north-south alley, 6, 7, and 8 to the east line of the west 90' of lot 2 of Sub of NE1/4 NW1/4 Sec 17-19-9 (DR-10-32) north of Springfield Ave extended south, thence north along said extended line and the east line of the west 90' of Lot 2 north of Springfield Ave of said sub to the south line of Lot 1 of Sub of Lot A of Sub of south Part of SW1/4 SW1/4 of Sec. 8-19-9 (A-144A), thence west along said south line of Lot 1 to the east line of the west 54' of said Lot 1, thence north along said east line to the north line of said Lot 1, thence continuing north to the north ROW line of W Main St, thence southeasterly along said north ROW line to the west ROW line of Central Ave, thence north along said west ROW line to the north line of Lot 13 of Worthy's Add (C-266) extended west, thence east along said extended line and the north line of said Lot 13 to the NE corner of said Lot 13, thence southwesterly along the east line of Lot 13 to the north line of Lot 12 of said addition, thence southeasterly along the north line of Lot 12, 11, 10, 9, 8, 7, and the south line of Lot 18 of said addition to the east line of Lot 18, thence north along said east line to the south ROW line of Locust St, thence east along said ROW line to the SW corner of Lot 17 of S.T. Busey's Add to Urbana (DR-19-285), thence north along west line of Lot 17, 16 and 15 of said addition to the south line of the north 4' of Lot 15, thence easterly along the said south line parallel with the north line of Lot 15 to the east line of Lot 15, thence north along the east line of Lot 15 and 14 of said addition to the NE corner of Lot 14 also being the south ROW line of Griggs St, thence westerly along said south ROW line to the east line of Lot 1 of Homestead Replat extended southerly, thence north along the said extended line and the east line of Lot 1 to the NE corner of said lot, thence westerly along the north line of said Lot 1 to the NW corner, thence north along the west line of Outlot A in said replat and the west line of Lot 203 of Race Street Sub (2012R25344) to the NW corner of said Lot 203, thence continuing north to the north ROW line of the railroad, thence easterly along said ROW line to a point 486.92' west of the east ROW line of N Race St also being the SE corner of a .37 acre tract (91-21-08-376-016), thence north 65.8' along the east line of said tract, thence west 22', thence north 37', thence west to a point on the east line of Carle Foundation 2<sup>nd</sup> Sub (2006R00887) approximately 98' north of the north ROW line of the railroad, thence north along said east line of sub to the NE corner, thence west along a north line of said sub to the east line of Lot 2 of said sub, thence south to the SE corner of Lot 2, thence west to the SW corner of said Lot 2, thence north to the NW corner of said Lot 2, thence continuing

north along the east line of Tract 4 of the unrecorded Big Wheel Survey extended south and the east line of said Tract 4 to the south ROW line of W University Ave, thence north to the SW corner of Lot 8 Block 2 of Simeon H Busey's 2<sup>nd</sup> Add (DR-32-521), thence north along the west line of said Lot 8 Block 2 to the NW corner, thence north to the north ROW line of the east-west alley in said addition, thence east following said ROW line to the SE corner of Lot 1 Block 1 of said addition, thence south to the NE corner of Lot 5 Block 1 of said addition, thence south along the east line of said Lot 5 Block 1 to the SE corner, also being the north ROW line of W University Ave, thence east along said ROW line to the centerline of a vacated alley in Block 3 of Assessor's Sub and west of Lot 2 of Charles F. Loeb's 1<sup>st</sup> Add (1955R554137), thence north along the centerline of said vacated alley to the south line of the north 12' of Lot 4 Block 3 in Assessor's Sub, thence east to a point on the west line of Charles F. Loeb's 1<sup>st</sup> Add, thence north to the NW corner of said addition, thence east along the north line of said addition to the west line of the east 75' of Lot 7 Block 3 of said Assessor's Sub, thence north along said west line to the south ROW line of Park St, thence following said south ROW line to the west ROW line of N McCullough St, thence north to the west ROW line of Church St platted in Carle Foundation 1<sup>st</sup> Sub (1996R29797), thence following the curve of the west ROW line of Church St to the west ROW line of N Orchard St also being the east line of M.W. & G.W. Busey's Sub of Lot B of S.H. Busey's Survey (B-219), thence north along said ROW line and east line of sub to the north line of said sub also being the north line of the SW1/4 of Section 8-19N-9E, thence east along said north line of SW1/4 of section 8 to the west line of a 43.41 acre tract (91-21-08-201-003) owned by the Urbana Park District approximately 898' west of the SE corner of the NW1/4 of section 8, thence north along the west line of the Urbana Park District property 410.6', thence following said tracts boundaries northeasterly 281.1', thence northeasterly 617.2' to the east line of the NW1/4 of section 8, also being the NW corner of Lot 25 of Sub of NE1/4 Sec 8 & W1/2 NW1/4 of Sec 9-19N-9E (DR-R-238), thence north along said east line to the westerly extension of the north ROW line of Oakland Ave, thence east along said extended line and the north ROW line of Oakland Ave to the point of beginning.

Except Lots 2, 3, 4, 5, and 6 of Worthy's Add (C-266) excluding part of lots replated by Walden Sub (2006R24679).

Except Lot 4 of Timpone Plaza (1996R23503) and Lots 1, 2, 3, and 4 of G.O. Shafer's Sub (C-252) and part of Lot 1 of Urbana Original Town Outlots (DR-A-16) described as the W1/2 of the west 59' east of and adjacent to said G.O. Shafer's Sub and the 12' vacated alley located between Timpone Plaza to the north and G.O. Shafer's Sub and part of lot 1 of Urbana Original Town Outlots as described previously to the south.

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**ATTACHMENT C**  
**Existing Conditions Photos**

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August 12th-August 14th, 2014 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Central Redevelopment Project Area (the "Area"). These conditions were verified on March 07-March 08 of 2016. The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the exterior conditions of the Area. All photos were taken between August 12-14, 2014, unless otherwise noted.

## Overview

The Area is predominately located south of University Avenue, west of Vine Street, north of California Avenue and east of Birch Street. The Area contains Downtown Urbana, along with Lincoln Square. Lincoln Square, a former retail hub for the City of Urbana, is now predominately office and service uses.

## Deterioration (Structures)

The following pages contain pictures of structures exhibiting structural deterioration.



Above: The exterior concrete block wall at 501 S. Vine is in need of tuck-pointing.



Above: The flashing and gutters at 501 S. Vine are rusted.



Left: Step cracking in the concrete block wall at 207 E. Illinois. (03/07/2016)

Right: A nest in an uncovered hole in the exterior wall at 207 E. Illinois.



## Deterioration (Structures) (cont'd)



Left: Unsecured hoses and wiring conduit at 207 E. Illinois.

Right: The shingles on 402 S. Race are in need of replacement.



Left: The porch columns at 304 S. Race. are in need of tuck-pointing.

Right: The window frames at 402 S. Race are deteriorated.



## Deterioration (Structures) (cont'd)



Left: A large portion of the downspout is missing at 201 S. Race.

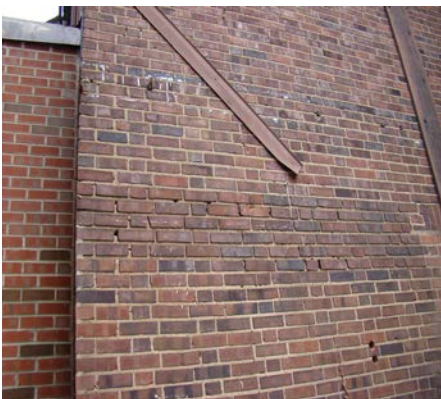


Above: Rafters and sheathing sagging beneath asphalt shingles at 201 S. Race.



Right: A deteriorated door at 201 S. Race.

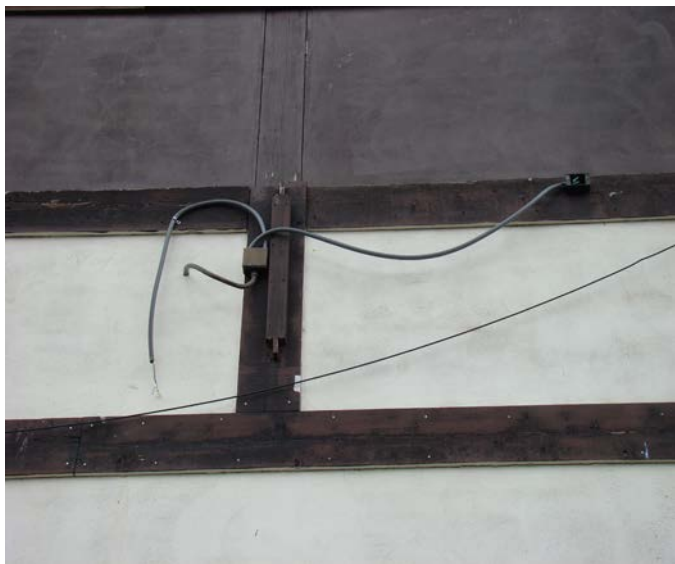
Below: The brick walls at 201 S. Race are in need of tuck-pointing.



Below: The wood trim at 201 S. Race is deteriorated.



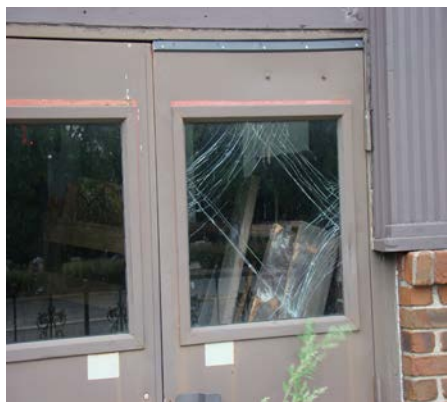
## Deterioration (Structures) (cont'd)



Above: Exposed and uncapped wiring at 201 S. Race.



Above: A downspout at 201 S. Race has been dislodged.



Left: A broken window on a side door at 201 S. Race.

Below: Graffiti on a deteriorated door at 201 S. Race Street.

Bottom Left: Sections of wood trim are missing and peeling off of the building at 201 S. Race.

Below: A dislodged light fixture at 201 S. Race.



## Deterioration (Structures) (cont'd)



Above: The doorway to one of the halls at 201 S. Race is rotted and deteriorated.



Below: Algae and mold growing on the exterior walls of 201 S. Race. (03/07/2016)

Above and Below: Dislodge wood trim at 201 S. Race.



## Deterioration (Structures) (cont'd)

This page contains photos of the deteriorated chimney, shingles, windows and foundation located at 308 E Elm.





# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



Left: Foundation settlement at 301 E. Main.

Right: The window muntins at 104 S. Vine are rusted.



Left: A rusted and sagging gutter located at 201 W. Green.

Right: The wood siding on 206 S. Cedar has rotted due to water leaking from the gutter.



Left: The porch column at 206 S. Cedar is cracked.

Right: 202 Wood is a deteriorated, boarded up multi-family apartment building with 1 occupied unit. This buildings has deteriorated siding, shingles and gutters. (03/07/2016)



## Deterioration (Structures) (cont'd)



Above: The porch on 206 S. Cedar is sagging and the wood siding has rotted.



Above: A bulge in the exterior brick wall at 219 W. Main.



Left and Below: The exterior brick walls at 118 S. Race are in need of tuck-pointing.



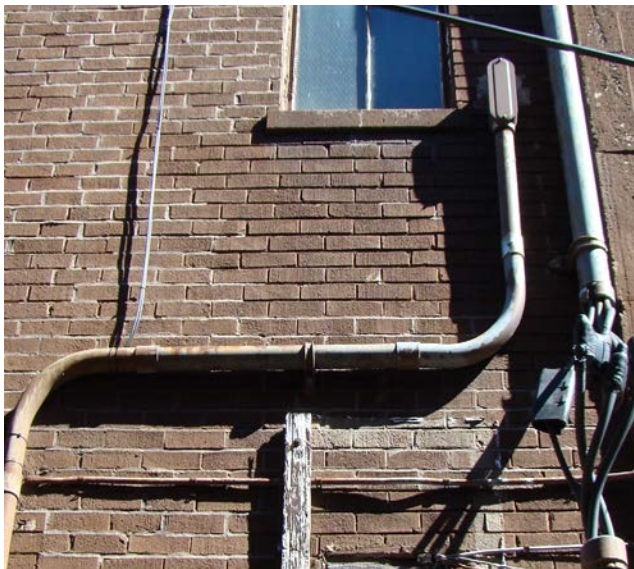
Above: The exterior tin cornice at 122 S. Race is rusted.



## Deterioration (Structures) (cont'd)

Below & Right: The exterior brick wall at 135 S. Main are deteriorated and in need of tuck-pointing.

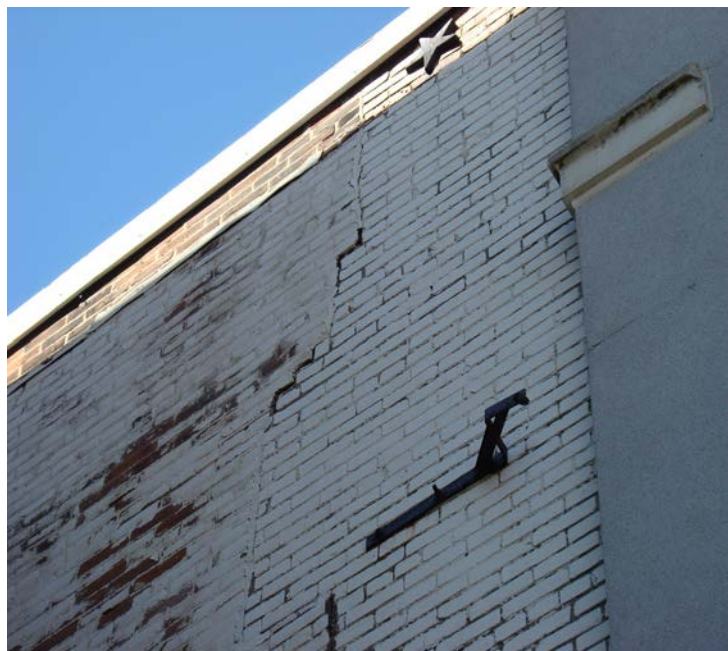
Bottom: A missing light fixture lens at 135 S. Main with exposed wiring.



Above: The brick porch and stair section located at 202 S. Broadway is in need of tuck-pointing.



Below: The exterior brick wall at 125 S. Main has step cracking.



## Deterioration (Structures) (cont'd)

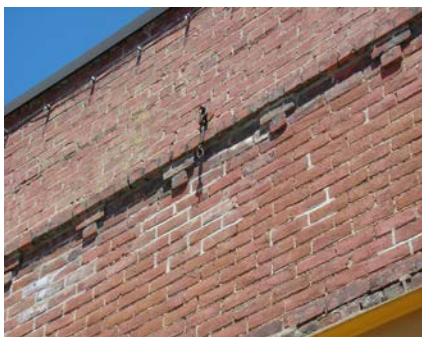
Right: The parking attendant building at 109 E. Walnut has a hole in the soffit.



Right: The exterior brick wall at 110 W. Main is in need of tuck-pointing.



Below: The exterior brick wall at 130 W. Main is in need of tuck-pointing.



Left: 120 W. Main is in need of tuck-pointing.

Below: Another example of the needed tuck-pointing at 110 W. Main.



Above & Left: The exterior brick walls at 303 W. Main have severe step and sheer cracking.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



Left & Right: The exterior brick walls at 212 W. Main are exhibit step cracking and deteriorated mortar joints.



Right: Step cracking in the rear wall at 306 W. Springfield. (03/07/2016)



Left & Right: Deteriorated brick walls and windows at 218 W. Main.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



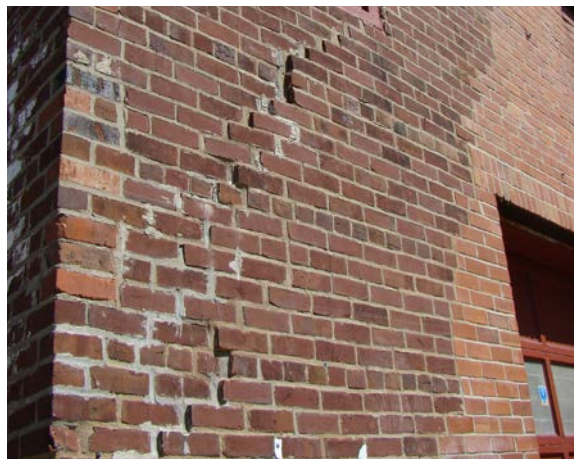
Left: The exterior brick wall at 208 W. Main is in need of tuck-pointing.



Right: The exterior brick walls at 111 N. Race are deteriorated.



Left & Right: The exterior brick walls at 111 N. Race are sagging and deteriorated.



Left: Rotted soffit and fascia at 129 N Race.



Right: A deteriorated exterior brick wall at 208 W. Griggs.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



Left: The side wall at 208 W Griggs is also deteriorated.



Right: The chimney and exterior brick wall at 201 N. Broadway are deteriorated.



Right: Step cracking in the concrete block wall at 220 N. Broadway.



Left: The metal roof on 210 N. Broadway has rusted.



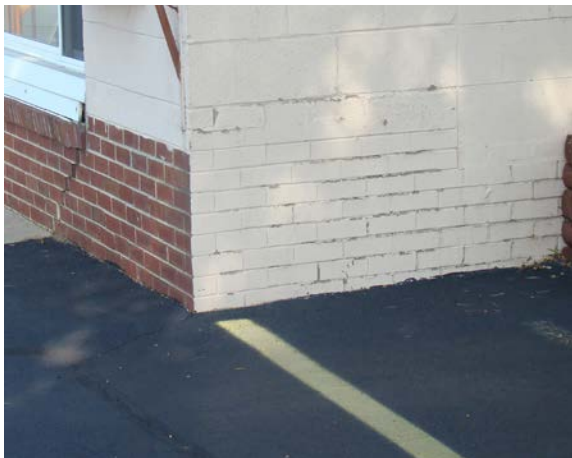
Right: The roof flashing on 302 N. Broadway is deteriorated.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



Left: A deteriorated brick wall at 403 N. Vine.



Right: The steel walls at 105 E. University are dented and deteriorated.



Left: Deteriorated siding and doors at 105 E. University.



Right: A deteriorated exterior brick wall at 401 N. Broadway.



Left: Dislodged flashing at 401 N. Broadway.

Right: A deteriorated brick front entry at 401 N. Broadway.





# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



Left: Deteriorated mortar joints in the concrete block walls at 401 N. Broadway.



Right: Step cracking in the concrete block wall at 405 N. Broadway.



Left & Right: 401 N. Race contains deteriorated wood shake siding and the soffit and fascia has rotted.



Left: The shingles on 404 N. Lake need to be replaced.



Right: 403 W. University is in need of tuck-pointing.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)



Left & Right: Guttering and downspouts at the vacant Washington School have become dislodged and are broken. (04/15/2016)



Left: The exterior awning is deteriorated with rotted framing. (04/15/2016)



Right: Improperly terminated wires. (04/04/2016)



Left & Right: The thermal pane window seals and caulking have failed. (Left picture taken on 04/15/2016. Right picture taken 08/14/2016)



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Structures) (cont'd)

Right: Interior water damage at park building 901. (03/08/2016)



Left: The slate roof has cracked and missing shingles 403 W. University.

Right: 409 W. University has deteriorated gutters, soffit and fascia.



## Deterioration (Site)



Left & Right: 203 E. Illinois has deteriorated parking and sidewalks.

Note: dislodged curb-stops.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Site) (cont'd)



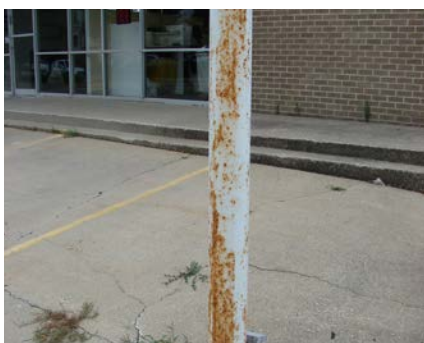
Above and Below: Deteriorated sign post and attached junction box at 207 E. Illinois Street.



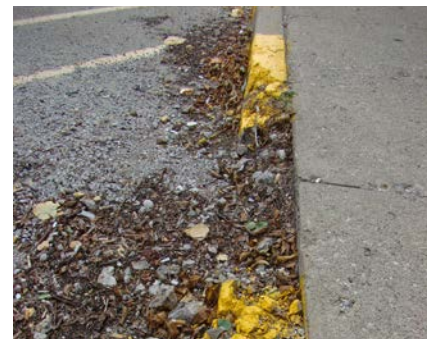
Above: Cracked and spalling concrete walls at 402 S. Race Street.



Above: Deteriorated asphalt at 508 S. Vine Street.



Below and Right: Crumbling curbs and pavement located at 202 S. Broadway.



Left: The concrete parking lot at 101 W. Park is cracked and severely deteriorated. (03/08/2016)



Lower Left: The concrete parking lot at 1102 N. Broadway has substantial alligator cracking. (03/08/2016)



Low Right: The concrete parking lot at 410 W. University is cracked. (03/08/2016)



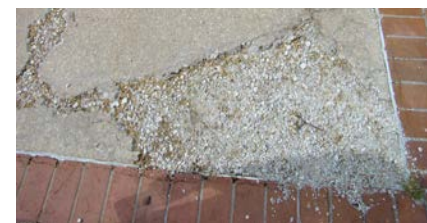
## Deterioration (Site) (cont'd)



Left, Right, Below, Middle Left, and Middle Right: Deteriorated pavement and damaged curbs and gutters located in the parking lot of 202 S. Broadway Avenue.



Below: A deteriorated parking lot located at 117 E. Elm Street.

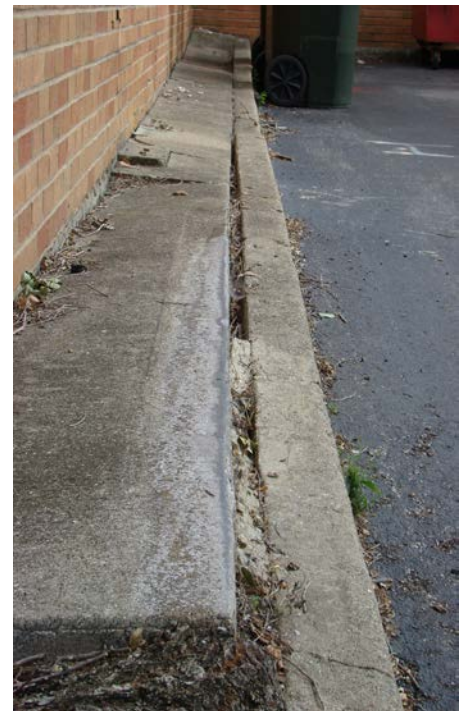
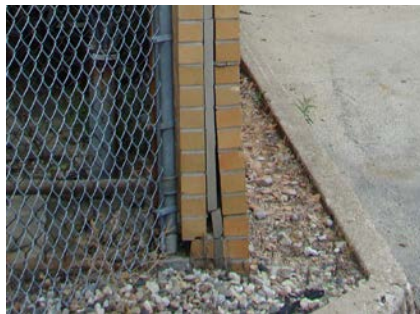


Left, Below, Lower Right, Right, and Above: Deteriorated steps and hand rails located at 202 S. Broadway.



**Deterioration (Site) (cont'd)**

This page contains deteriorated site improvements located around 300 S. Broadway.



## Deterioration (Site) (cont'd)



Above: The parking lot at 305 E. Main is deteriorated.



Above: The side lot at 202 W. Green has deteriorated pavement.



Above: A large shear crack, due to excess settling at 207 W Elm Street.



Above and Below: A deteriorated sidewalk located at 119 W. Water Street.



Above: This retaining wall located at 1776 E. Washington is cracked and crumbling.



Above: The parking lot at 710 W. Florida Avenue has severe alligator cracking.



Above: A deteriorated parking lot located at 306 W. Water Main.

# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Site) (cont'd)



Left and Right: A deteriorated parking lot and curb stop located at 1501 N. 12th Street.



Left and Right: A parking lot located along Vine Street.



Left: The rear lot for the above property along Vine Street is also deteriorated.

Right: 201 N. Broadway is a deteriorated public parking lot.



Left: The parking lot for 402 N. Broadway is deteriorated.



## Deterioration (Site) (cont'd)



Left and Right: A leaning retaining wall located at Crystal Lake Park. (03/08/2016)



Left and Right: The pathway located in Crystal Lake Park is deteriorated. (03/08/2016)



Left: The street pavement in Crystal Lake Park is deteriorated. (03/08/2016)



Left and Right: The curbs and gutters in Crystal Lake Park are deteriorated. (03/08/2016)



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Deterioration (Site) (cont'd)



Left: The bridges in Crystal Lake Park are deteriorated. (03/08/2016)



Right: The fence at the rear of 409 W. university Avenue is severely deteriorated.

## Deterioration (Right-of-Way)



Above: The pavement along Courtesy Road is deteriorated.

Below: Deteriorated curbing along Illinois Street.



Above: A deteriorated storm drain along California Avenue.

Below: The pavement around this manhole cover on Elm Street is deteriorated.



Above: Deteriorated pavement along Illinois Street.

Below: This alley between Vine Street and Urbana Avenue is severely deteriorated.



# PHOTOGRAPHS OF EXISTING CONDITIONS

Central Redevelopment Project Area

Urbana, Illinois

## Excessive Coverage



Above: The parking lot for 202 S. Broadway covers the entire lot.



Above: The parking lot at 207 E. Illinois Street requires cars to back out into the road.

Below: Abandoned cars, trucks and trailers are being stores behind 301 E. Main Street.



Above: The parking lot for 221 N. Broadway extends all the way to the sidewalk.

Below: The paving for 301 W. Main Street covers the entire lot.



Below: The paving for 303 W. Main Street covers the entire lot.



Below: The paving for 306 W. Main Street covers the entire lot. (03/08/2016)



**Excessive Coverage (cont'd)**



Above, Right and Below: 102 W. University Avenue has paved the entire lot due to the lot being of inadequate size. The lot contains abandoned cars, and cars encroaching on the public right-of-way. (03/08/2016)



**ATTACHMENT D**

**Building Safety Division Findings  
Washington School**

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**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

***Building Safety Division***

**m e m o r a n d u m**

TO: Brandon Boys, Economic Development Manager  
Elizabeth Horwitz, Economic Development Specialist

FROM: John A. Schneider, Building Safety Division Manager

DATE: April 15, 2016

SUBJECT: Washington School

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This memorandum provides a report of the existing code violations that were noted by Steve Cochran, Building Inspector, J. Patrick Bolger, Housing Inspector and me, on April 4, 2016 during our inspection of the Washington School located at 1102 North Broadway, Urbana, IL. Exterior photos were taken on April 15, 2016. Applicable codes are the 2009 International Building Code, 2009 International Property Maintenance Code, and 2008 National Electric Code as adopted by the City of Urbana. Photographs are included at the end of this report.

The following provides the locations and description of the code violations:

1. Entrance #1 – The entrance awning has peeling and chipping paint.
2. Entrance #2 – The exterior awning is deteriorated with rotted framing. The exterior awning has peeling and chipping paint.
3. The gutter on the Southwest corner of the building is detached from the wall and not properly functioning.
4. The West wall of the gym/cafeteria has signs of large crack in the exterior masonry which was previously repaired.
5. The Northeast corner of the gym/cafeteria gutters are damaged and detached from the building and not functioning properly.
6. The wiring and lights in Northeast corner of the gym/cafeteria are damaged and improperly terminated.

7. Boiler Room - There are improperly terminated connections and exposed wiring in the boiler room.
8. Surface water from the north side of the building appears to be seeping into the building.
9. Basement Ceiling - There are water stains apparently due to a leak at entry to the library – School district staff indicates that roof has been repaired.
10. South Stairs- The stairs to the lower level/Basement are deteriorated and damaged.
11. Room # 1 - The wall block is cracking and damaged.
12. Room # 2 – The thermal pane window seals and caulking have failed.
13. Room # 3 – The flooring is deteriorated and separating.
14. Room # 4 - The thermal pane window seals and caulking have failed.
15. Room # 5 – The flooring tiles are deteriorated and separating. The ceiling tiles are stained indicated a possible roof leak.
16. Room # 6 - The thermal pane window seals and caulking have failed.
17. Room # 7 - The flooring is deteriorated and separating. The wall and ceiling paint is chipping and flaking. The center light fixture is damaged and detached from the hangers. The air conditioner wiring is damaged with exposed conductors.
18. Room # 8 – The flooring is deteriorated and separating. The wall and ceiling paint is chipping and flaking.
19. Room # 9 – The flooring is deteriorated and separating. The thermal pane window seals and caulking have failed.
20. Room # 10 – deteriorated carpet, single pane windows, peeling paint on cabinet, water damage to ceiling and the cover on the heating fixture is deteriorated.
21. Room # 15 - The electrical receptacles are damaged with damaged cover plates.
22. Room # 16 – The paneling located outside of the room is detached and delaminating or separating.
23. Second Floor Southwest Restroom - The wall and ceiling paint is chipping and flaking. The flooring tiles are deteriorated and separating.



24. First Floor Northwest Restroom – The entry door has a rotted and damaged wood frame.
25. Main Office Area - The wall and ceiling paint is chipping and flaking.
26. Teachers' Lounge - The wall and ceiling paint is chipping and flaking.
27. Social Work Room – The electrical receptacles are damaged with damaged cover plates.
28. Kitchen - The wall and ceiling paint is chipping and flaking.
29. Stage and Connecting Rooms - The wall and ceiling paint is chipping and flaking. The stage wall is damaged and has a large hole in the concrete block.
30. North/South hallway – The flooring is deteriorated and separating.
31. East/West hallway – The ceiling tiles are stained and have holes. Floor tile has patched in tiles and stained tiles indicating a possible roof leak.

Following are photos of Washington School 1102 North Broadway, Urbana IL.

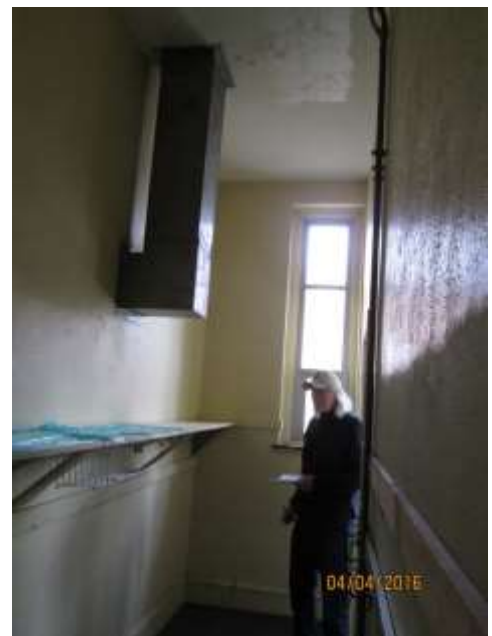


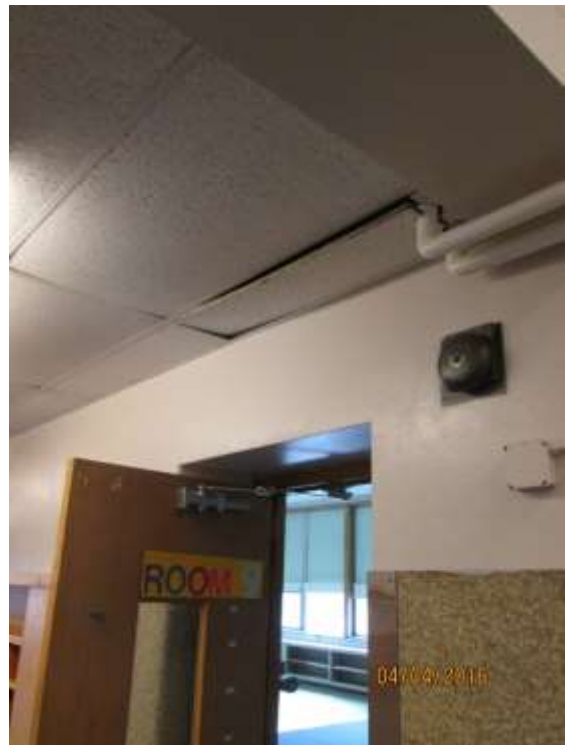
















**ATTACHMENT E**

**Parcel Identification Numbers,  
Property Owners and 2015 EAV**

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## Property Identification Number (PIN) List & 2015 EAV

Central Redevelopment Project Area

City of Urbana, Illinois

Map No.	Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2015 EAV
1	912108256001	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618012629	\$ -
2	912108254003	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618012629	\$ -
3	912108254001	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618012629	\$ -
4	912108254004	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618012629	\$ -
5	912108254002	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618012629	\$ -
6	912108201003	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
7	912108326001	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
8	912108326007	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
9	912108326004	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
10	912108401001	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
11	912108405036	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
12	912108405037	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618012629	\$ -
13	912108403008	CHAMBERS ROBERT S	PO BOX 714	SAVOY, IL 618740000	\$ 99,540
14	912108403010	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 61824	\$ 48,580
15	912108403009	WEBSTER JAMES H	104 W UNIVERSITY AVE STE B	URBANA, IL 618011723	\$ 72,280
16	912108329005	TOGHRAEE ATTA	304 W UNIVERSITY AVE	URBANA, IL 618011742	\$ 139,590
17	912108329004	TOPA INC	304 W UNIVERSITY AVE	URBANA, IL 618011742	\$ 34,660
18	912108328013	MODI FAMILY INC	4507 COROSSGATE DR	CHAMPAIGN, IL 61822	\$ 188,130
19	912108328014	BARTLETT MANAGEMENT SRV	3930 PREMIER NORTH DR	TAMPA, FL 33618-8795	\$ 170,580
20	912108376023	UNIQUE TL INC	409 W UNIVERSITY AVE	URBANA, IL 618011643	\$ 269,390
21	912108376025	UNIQUE TL INC	409 W UNIVERSITY AVE	URBANA, IL 618011643	\$ 3,600
22	912108376009	BUBIN JANET	3102 GLENHILL PL	CHAMPAIGN, IL 61822	\$ 236,080
23	912108376010	BUBIN JANET	3102 GLENHILL PL	CHAMPAIGN, IL 618229371	\$ 4,970
24	912108376011	YIBAI INC	312 N ABBEY RD	URBANA, IL 618022268	\$ 252,000
25	912108376012	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA, IL 618011746	\$ -
26	912108451001	HUTTON JONATHAN & JHERILYN	205 W UNIVERSITY AVE	URBANA, IL 618011740	\$ 35,870
27	912108451002	BURCH JAMES TRUST	P O BOX 708	CHAMPAIGN, IL 618240000	\$ 16,400
28	912108451003	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 11,340
29	912108451004	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 18,170
30	912108451005	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 2,220
31	912108451009	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 12,280
32	912108451010	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 14,620
33	912108451006	LOGUE BRIDGET A	406 N LAKE ST	URBANA, IL 618012647	\$ 19,020
34	912108451011	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 25,760
35	912108451007	STRONG ALLEN	2004 N WILLOW RD	URBANA, IL 618011130	\$ 23,460
36	912108451012	BURCH JAMES	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 14,580
37	912108451008	STRONG ALLEN	111 N RACE ST	URBANA, IL 618010000	\$ 17,030
38	912108451013	STRONG ALLEN R	111 N RACE ST	URBANA, IL 618012625	\$ 33,900
39	912108376017	STRONG ALLEN	395 N RACE ST	URBANA, IL 618012629	\$ 26,010
40	912108455014	BULQEES FISH & CHICKEN INC	410 N RACE ST	URBANA, IL 618012632	\$ 79,570
41	912108455016	ADAMS OUTDOOR ADVERTISING	1711 DOBBINS DR	CHAMPAIGN, IL 618211299	\$ 270
42	912108455015	GRUMISH SCOTT	2505 N SHORE DR	URBANA, IL 618027219	\$ 107,730
43	912108455003	GRUMISH SCOTT	2505 N SHORE DR	URBANA, IL 618027219	\$ 15,670
44	912108455004	GRUMISH SCOTT	2505 N SHORE DR	URBANA, IL 618027219	\$ 15,670
45	912108455012	GRUMISH SCOTT	2505 N SHORE DR	URBANA, IL 618027219	\$ 290,880
46	912108455013	STRONG ALLEN COURIER CAFE	402 N RACE ST	URBANA, IL 618012632	\$ 150,870
47	912108455018	STRONG ALLEN	2004 N WILLOW RD	URBANA, IL 618011130	\$ 2,110
48	912108455008	ADAMS OUTDOOR ADVERTISING	1711 DOBBINS DR	CHAMPAIGN, IL 618211299	\$ 1,270
49	912108455017	COMMERCIAL ASSET MGMNT	PO BOX 708	CHAMPAIGN, IL 618240708	\$ 116,660
50	912108459002	GRUMISH SCOTT	2505 N SHORE DR	URBANA, IL 618027219	\$ 94,230
51	912108459003	KHAN SULTAN A	402 N BROADWAY AVE	URBANA, IL 618012709	\$ 96,670
52	912108459007	GRUMISH SCOTT	2505 N SHORE DR	URBANA, IL 618027219	\$ 224,580
53	912108459005	STAR UNIFORMS LLC	53 STONEBROOK CT	BLOOMINGTON, IL 61704441	\$ 65,130
54	912108460003	BEAR PROPERTIES LLC	PO BOX 140	CHAMPAIGN, IL 618240140	\$ 286,640
55	912108460002	DESAI MAHENDRA I	403 N VINE ST	URBANA, IL 618022702	\$ 112,740
56	912108504001	Railroad			\$ -
57	912108504002	Railroad			\$ -
58	912108504003	Railroad			\$ -
59	912108452014	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
60	912108382013	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
61	912108452015	MCDJ LLC	1300 S NEIL ST	CHAMPAIGN, IL 618200000	\$ 70,050
62	912108452005	CITY OF URBANA	400 S VINE ST	URBANA, IL 618010000	\$ -
63	912108453016	CARMICHAEL STEVE	2502 APPLEWOOD RD	CHAMPAIGN, IL 618220000	\$ 6,900
64	912108453017	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618033039	\$ -

## Property Identification Number (PIN) List & 2015 EAV

Central Redevelopment Project Area

City of Urbana, Illinois

Map No.	Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2015 EAV
65	912108453018	URBANA SCHOOL DISTRICT 116	PO BOX 3039	URBANA, IL 618033039	\$ -
66	912108384002	SPRINGER P GREGORY	206 N WOODS ST	URBANA, IL 61801-2620	\$ 31,680
67	912108384003	LEHMAN DEBBIE	3525 77TH AVE	BROOKLYN PARK, MN 55443	\$ 26,760
68	912108453003	S & R PARTNERSHIP	1841 COUNTY ROAD 1100 N	URBANA, IL 618029536	\$ 113,010
69	912108384015	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
70	912108384014	B SPIRITS LLC	306 W MAIN ST	URBANA, IL 618012624	\$ 67,760
71	912108384009	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
72	912108384013	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
73	912108453015	STRONG ALLEN R	2004 N WILLOW ST	URBANA, IL 618010000	\$ 35,550
74	912108453007	LINCICOME DENNIS	303 PRAIRIE LANE DR	MONTICELLO, IL 618562285	\$ 320
75	912108453008	STRONG ALLEN R	2004 N WILLOW ST	URBANA, IL 618010000	\$ 25,880
76	912108453009	LINCICOME DENNIS	303 PRAIRIE LANE DR	MONTICELLO, IL 618562285	\$ 210
77	912108453010	LINCICOME DENNIS	303 PRAIRIE LANE DR	MONTICELLO, IL 618562285	\$ 340
78	912108453014	STRONG ALLEN	2004 N WILLOW RD	URBANA, IL 618011130	\$ 101,670
79	912108453013	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
80	922117139001	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
81	922117139002	PRILLAMAN ROGER & JANINE	222 W MAIN ST	URBANA, IL 618012622	\$ 15,030
82	922117139003	PRILLAMAN ROGER & JANINE	220 W MAIN ST	URBANA, IL 618012622	\$ 58,180
83	922117201001	STEPHENS BUILDING LLC	203 S STALEY RD	CHAMPAIGN, IL 618220000	\$ 83,100
84	922117201002	MCVILI ENTERPRISES LLC	904 W HILL ST	URBANA, IL 618010000	\$ 185,740
85	922117201003	TWIN CITY LODGE 69	212 W MAIN ST	URBANA, IL 618012622	\$ 42,860
86	922117201009	CAKE DESIGN DEVELOPMENT	506 W HIGH ST	URBANA, IL 618010000	\$ 151,490
87	922117201010	CAKE DESIGN DEVELOPMENT	506 W HIGH ST	URBANA, IL 618010000	\$ 12,380
88	922117201007	CORSON DYKE A	71 E UNIVERSITY AVE	CHAMPAIGN, IL 618204147	\$ 53,060
89	912108456006	CITY OF URBANA	400 S VINE ST	URBANA, IL 618010000	\$ -
90	912108456005	CELEBRATION THEATRE COMP	PO BOX 2906	CHAMPAIGN, IL 618262906	\$ -
91	912108457026	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
92	912108456008	BUSEY TRUST CO	100 W UNIVERSITY AVE	CHAMPAIGN, IL 618200000	\$ 600
93	912108456004	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 16,670
94	912108457025	BUSEY TRUST CO	100 W UNIVERSITY AVE	CHAMPAIGN, IL 618200000	\$ 26,660
95	912108457019	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 384,050
96	912108457020	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 108,220
97	912108457016	KV DEVELOPMENT LLC	119 W WATER ST	URBANA, IL 618012719	\$ 44,810
98	912108457023	KV DEVELOPMENT LLC	119 W WATER ST	URBANA, IL 618012719	\$ 21,550
99	912108457015	201 BROADWAY LLC	201 N BROADWAY AVE	URBANA, IL 618012706	\$ 44,220
100	912108458001	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
101	912108458002	KV DEVELOPMENT LLC	119 W WATER	URBANA, IL 618010000	\$ 61,580
102	912108458003	KV DEVELOPMENT LLC	119 W WATER ST	URBANA, IL 618010000	\$ 46,140
103	912108458004	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
104	912108458005	MILLER STEVEN F & KAREN	2708 1/2 E PERKINS RD	URBANA, IL 618027736	\$ 63,840
105	912108458006	TBK PARTNERSHIP	PO BOX 99	URBANA, IL 618030099	\$ 112,820
106	912108458010	DUNN BERNARD A	10 CARRIAGE WAY	CHAMPAIGN, IL 618215119	\$ 62,110
107	912108458009	AMER LEGION SERV ASN	107 N BROADWAY AVE	URBANA, IL 618012704	\$ 50,710
108	922117202001	CAMPBELL STEVEN D	PO BOX 66	URBANA, IL 618030066	\$ 56,040
109	922117202002	BUSEY LAND TRUST 1-394	PO BOX 1008	URBANA, IL 618031008	\$ 154,590
110	922117202003	NOVAK ANTHONY	2801 HOLCOMB	URBANA, IL 618020000	\$ 79,290
111	922117202004	BAXLEY NORMAN & CAROLYN	510 W MAIN ST	URBANA, IL 618012504	\$ 41,570
112	922117202017	BAXLEY MEDIA GROUP	510 W MAIN ST	URBANA, IL 618012504	\$ 129,120
113	922117202007	ISAKSEN VICTOR	2015 BOUDREAU DR	URBANA, IL 618015801	\$ 57,920
114	922117202008	ISAKSEN VICTOR E	116A W MAIN ST	URBANA, IL 618012715	\$ 38,600
115	92-21-17-202-022	BAXLEY NORMAN & CAROLYN	510 W MAIN ST	URBANA, IL 61801-2504	\$ 81,780
115	92-21-17-202-023	MARTENS WILLIAM R	108A E MAIN ST	URBANA, IL 61801-2803	\$ 61,580
116	922117202011	HEEL TO TOE INC	106 W MAIN ST STE 1	URBANA, IL 618012745	\$ 72,940
117	922117202012	HEEL TO TOE INC	106 W MAIN ST STE 1	URBANA, IL 618012745	\$ 104,950
118	922117202018	HEEL TO TOE INC	104 W MAIN ST	URBANA, IL 618012715	\$ 43,980
118	922117202019	SILVERMAN BRIAN C	2309 NOEL DR	CHAMPAIGN, IL 618216548	\$ 43,980
118	922117202020	SILVERMAN BRIAN C	2310 NOEL DR	CHAMPAIGN, IL 618216549	\$ 29,290
118	922117202021	SILVERMAN BRIAN C	2311 NOEL DR	CHAMPAIGN, IL 618216550	\$ 29,290
119	912108503002	Railroad			\$ -
120	912108461011	NIEMANN FOODS INC	1501 N 12TH ST	QUINCY, IL 623011996	\$ 493,990
121	912108461002	KELLER ROBERT O	210 N BROADWAY AVE	URBANA, IL 618012707	\$ 53,420
122	912108461003	201 BROADWAY LLC	201 N BROADWAY AVE	URBANA, IL 618012706	\$ 10,420
123	912108461012	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
124	912108461009	TIMPONE RAY	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 78,250

## Property Identification Number (PIN) List & 2015 EAV

Central Redevelopment Project Area

City of Urbana, Illinois

Map No.	Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2015 EAV
125	912108462001	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 990,780
126	912108462002	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 81,340
127	922117203001	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 61,020
128	922117203002	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 8,130
129	922117203003	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 7,930
130	922117203004	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 8,130
131	922117203008	COUNTY PLAZA LLC	PO BOX 726	URBANA, IL 618030726	\$ 161,420
132	912108463001	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
133	912108463006	CHAMPAIGN COUNTY	1776 E WASHINGTON ST	URBANA, IL 618024578	\$ -
134	922117204008	CHAMPAIGN COUNTY	1776 E WASHINGTON ST	URBANA, IL 618024578	\$ -
135	922117204007	C & U POSTER ADVERTISING	1806 MAYNARD DR	CHAMPAIGN, IL 618225268	\$ 13,690
136	912108381009	URBANA & CHAMPAIGN	PO BOX 669	URBANA, IL 618030669	\$ -
137	912108381010	URBANA & CHAMPAIGN	PO BOX 669	URBANA, IL 618030669	\$ -
138	912108381011	URBANA & CHAMPAIGN	PO BOX 669	URBANA, IL 618030669	\$ -
139	922117130015	STRAWBERRY FIELDS	306 W SPRINGFIELD AVE	URBANA, IL 618012602	\$ 209,130
140	922117130016	KIRBY MICHAEL E	303 W MAIN ST	URBANA, IL 618012623	\$ 28,470
141	922117130017	SELLE LISA G	844 COUNTY ROAD 2200 E	SIDNEY, IL 618779794	\$ 24,210
142	922117140008	BUSEY BANK	PO BOX 17430	URBANA, IL 618037430	\$ 219,880
143	922117205015	BUSEY BANK	PO BOX 17430	URBANA, IL 618037430	\$ 1,372,320
144	922117205003	BUSEY BANK	PO BOX 17430	URBANA, IL 618037430	\$ 50,130
145	922117206001	STRONG ALLEN R	111 N RACE ST	URBANA, IL 618012625	\$ 107,110
146	922117206002	KRAFT DAVID A	133 W MAIN ST	URBANA, IL 618012714	\$ 39,310
147	922117206029	FREDERICK & HAGLE	129 W MAIN ST	URBANA, IL 618012778	\$ 131,500
148	922117206005	FAST TRACK REALTY LLC	PO BOX 171	SAVOY, IL 618740000	\$ 71,180
149	922117206006	FAST TRACK REALTY LLC	PO BOX 171	SAVOY, IL 618740000	\$ 147,890
150	922117206007	115 WEST MAIN LLC	1300 S NEIL ST	CHAMPAIGN, IL 618206528	\$ 202,700
151	922117206023	DND PROPERTIES INC	133 W MAIN ST	URBANA, IL 618012714	\$ 79,350
152	922117206025	PTDB LLC	118 S RACE ST	URBANA, IL 618013257	\$ 80,350
153	922117206028	PTDB LLC	118 S RACE ST	URBANA, IL 618013257	\$ 61,660
154	922117206031	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
155	922117206030	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
156	922117208002	CHAMPAIGN COUNTY	1776 E WASHINGTON ST	URBANA, IL 618024578	\$ -
157	922117227011	TIMPONE RAYMOND JR	708 S GOODWIN AVE	URBANA, IL 618013764	\$ 48,220
158	922117227003	CHAMPAIGN COUNTY	1776 E WASHINGTON ST	URBANA, IL 618024578	\$ -
159	922117227007	TIMPONE RAYMOND	708 S GOODWIN AVE	URBANA, IL 618013764	\$ 8,890
160	922117227008	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 5,920
161	922117227004	DYNO-TUNE INC	104 S VINE ST	URBANA, IL 618023333	\$ 46,620
162	922117227005	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 7,890
163	922117227006	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 8,680
164	922117227009	TIMPONE RAYMOND	710 W FLORIDA AVE	URBANA, IL 618014812	\$ 7,790
165	922117227010	BUCK JEFFREY	308 E ELM	URBANA, IL 618010000	\$ 30,320
166	922117136005	WEAVER BLAKE	PO BOX 397	URBANA, IL 618030397	\$ 20,210
167	922117136013	WEAVER BLAKE	PO BOX 397	URBANA, IL 618030397	\$ 15,140
168	922117136012	WEAVER BLAKE	PO BOX 397	URBANA, IL 618030397	\$ 28,000
169	922117141008	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
170	922117141003	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618013283	\$ -
171	922117210001	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618013283	\$ -
172	922117210002	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618013283	\$ -
173	922117210003	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618013283	\$ -
174	922117141004	WEISSKOPF JONAH	311 E ELM ST	URBANA, IL 618010000	\$ 48,140
175	922117141005	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ 24,720
176	922117210009	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
177	922117210006	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618013283	\$ -
178	922117210007	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618013283	\$ -
179	922117210008	PERSISTENCE OF ILLINOIS	PO BOX 250	COLUMBUS, IN 472020250	\$ 39,930
180	922117211001	CUNNINGHAM TWP	205 W GREEN ST	URBANA, IL 618013219	\$ -
181	922117211002	CUNNINGHAM TWP	205 W GREEN ST	URBANA, IL 618013219	\$ -
182	922117211003	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618010000	\$ 13,960
183	922117211004	URBANA FREE LIBRARY	210 W GREEN ST	URBANA, IL 618010000	\$ 54,990
184	922117212012	YUAN XIAO JIN	849 CHETCO POINT TERRACHE	BROOKINGS, OR 974150000	\$ 135,630
185	922117212001	YUAN XIAO JIN	849 CHETCO POINT TERRACHE	BROOKINGS, OR 974150000	\$ 16,760
186	922117212017	YUAN XIAO JIN	849 CHETCO POINT TERRACHE	BROOKINGS, OR 974150000	\$ 32,830
187	922117212003	YUAN XIAO JIN	849 CHETCO POINT TERRACHE	BROOKINGS, OR 974150000	\$ 53,900
188	922117212005	FIRST UNITED METHODIST	304 S RACE ST	URBANA, IL 618013288	\$ -

## Property Identification Number (PIN) List & 2015 EAV

Central Redevelopment Project Area

City of Urbana, Illinois

Map No.	Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2015 EAV
189	922117212006	FIRST UNITED METHODIST	304 S RACE ST	URBANA, IL 618013288	\$ -
190	922117212007	FIRST UNITED METHODIST	304 S RACE ST	URBANA, IL 618013288	\$ -
191	922117214004	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
192	922117214001	GREEN STREET REALTY	2301 VILLAGE GREEN PL STE B	CHAMPAIGN, IL 618227630	\$ 92,460
193	922117214005	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
194	922117212023	NEW LINCOLN SQUARE LLC	104 W UNIVERSITY AVE	URBANA, IL 618011775	\$ 100
195	922117212024	NEW LINCOLN SQUARE LLC	104 W UNIVERSITY AVE	URBANA, IL 618011775	\$ 1,412,890
196	922117212004	URBANA CHAMPAIGN	202 S BROADWAY AVE STE 100	URBANA, 618013319	\$ 79,700
197	922117214006	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
198	922117212020	UNITED STATES OF AMERICA	230 S DEARBORN ST	CHICAGO, IL 606041505	\$ -
199	922117212022	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
200	922117212010	WEINER BARRY A	211 E GREEN ST	URBANA, IL 618013346	\$ 43,530
201	922117215005	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
202	922117253001	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
203	922117253002	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
204	922117253010	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
205	922117254012	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
206	922117254004	FALLON CORP	PO BOX 55910	LEXINGTON, KY 405555910	\$ 56,830
207	922117254005	FREEDOM OIL COMPANY	PO BOX 3697	BLOOMINGTON, IL 61702369	\$ 86,130
208	922117254010	BLACKER STANLEY	507 S VINE ST	URBANA, IL 618014219	\$ 50,380
209	922117233001	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
210	922117233002	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
211	922117233003	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
212	922117233004	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
213	922117233005	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
214	922117233006	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
215	922117233007	CITY OF URBANA	400 S VINE ST	URBANA, IL 618013336	\$ -
<b>TOTAL</b>					<b>Total: \$13,865,890</b>

