

COMMITTEE OF THE WHOLE

October 22, 2001

7:30 P.M.

Committee Members Present:

James Hayes, Danielle Chynoweth, Milton Otto (Chair), Esther Patt, and Ruth Wyman - 5.

Committee Members Absent:

Laura Huth and Joseph Whelan – 2 (excused).

Staff Members Present:

Phyllis Clark, Mayor Satterthwaite, Police Chief Adair, Reed Berger, Ron Eldridge, Bill Gray, Pat Pioletti, Delora Siebrecht, Jack Waaler, and Bruce Walden.

Others Present:

Tom Costello, Bill Volk, and Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chair Chynoweth called the meeting to order at 7:31 p.m.

Additions to the Agenda and Staff Report

There were none.

Minutes of Previous Meeting

Ms. Patt moved to approve the minutes of the October 8, 2001 meeting of the Committee of the Whole. The motion was seconded by Ms. Wyman and carried by a voice vote.

Public Input

There was none.

Ordinance No. 2001-10-136: An Ordinance Approving the Addition of Territory to the Urbana

Enterprise Zone (O'Brien Project Area / Interstate 74 and U.S. 45)

Economic Development Coordinator Reed Berger presented staff report. In accordance with the development agreement between Interchange Properties, LLC and the City of Urbana approved earlier this year, staff has submitted a draft application to amend the Enterprise Zone boundary to add the proposed new Farm & Fleet store and O'Brien Auto Park to the Zone.

The new Farm & Fleet retail store will be 117,000 square feet located on more than 28 acres. The new O'Brien Auto Park will add approximately 13 buildings with a combined 120,000 square feet on about 40 acres of commercial land.

Staff recommends approval.

Following debate, Ms. Wyman moved to send this ordinance to Council for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

Ordinance No. 2001-09-114: An Ordinance Revising the Annual Budget Ordinance (Get the Lead Out Grant)

Grants Management Division Manager Bob Grewe presented staff report. Staff has been successful in securing a grant, in an amount not to exceed \$19,430, from the Illinois Department of Public Health to participate in a lead-based paint hazard reduction program entitled Get the Lead Out (GLO). The Grant Agreement provides that Grants Management, in cooperation with the Champaign-Urbana Health District, will provide identification, reduction, and clearance testing services to eligible clients for an estimated 2 housing units. The program will run from September 4, 2001 to January 21, 2002. Staff recommends approval.

Following debate, Ms. Huth moved to send this ordinance to Council for approval. The motion was seconded by Ms. Wyman. Following further debate, the motion to send **Ordinance No. 2001-09-114: An Ordinance Revising the Annual Budget Ordinance (Get the Lead Out Grant)** to Council for approval carried by a voice vote.

Ordinance No. 2001-09-115: An Ordinance Revising the Annual Budget Ordinance (CD Sink Fund)

Mr. Grewe presented staff report. In the course of reviewing the 1998 Consolidated Annual Performance and Evaluation Review, HUD has determined that the semi-annual Neighborhood Clean Up Program cannot be funded as an Interim Assistance Activity. Budgetary and/or program changes must be implemented to remain in compliance with HUD regulations. Staff believes it is necessary to fund a portion of Public Service Activities from another non-federal source of revenue. The Community Development Sink Fund is the most viable funding source to accomplish this objective. Council is being requested to approve

a budget amendment for \$15,000 from the Community Sink Fund to be used to fund a portion of the Transitional Housing Program in order to address the cap requirement. The budget amendment would re-

budget the \$15,000 taken from the Transitional Housing as follows: \$10,000 Series Streetlight Replacement Area 3B and \$5,000 Acquisition of Real Property. Grants Management Division recommends approval of this Ordinance.

Following debate, Ms. Patt moved to send **Ordinance No. 2001-09-115: An Ordinance Revising the Annual Budget Ordinance (CD Sink Fund)** to Council for approval. The motion was seconded by Ms. Wyman. Following further debate, the motion carried by a voice vote.

Ordinance No. 2001-09-116: An Ordinance Approving a Final Subdivision Plat (Beringer Commons Subdivision Section 4 – Plan Case No. 1790-S-01)

Senior Planner Rob Kowalski presented staff report. On August 20, 2001 City Council approved a final subdivision plat for Beringer Commons Section 4 (Ordinance No. 2001-08-097). The final plat request was accompanied with a request for revised preliminary plat and amended annexation agreement. The final plat approval was for an additional 55 lots in the Beringer Commons Subdivision. Since that approval, the East Urbana Development Corporation has requested to add one additional lot to the plat. There are no revisions requested to the preliminary plat or the annexation agreement. Staff recommends approval.

Mr. Whelan moved to send the ordinance to Council for approval. The motion was seconded by Ms. Wyman and carried by a voice vote.

Cunningham Avenue Corridor Redevelopment Project Area (TIF District) Status Report

Assistant City Planner Libby Tyler presented staff report. On September 11, 2000, the Urbana City Council passed Resolution No. 2000-08-021R, providing for the preparation of a Feasibility Study for the North Urbana Tax Increment Financing District (also known as TIF District No. 4) and declaring an intent to reimburse certain redevelopment project costs. Under direction of the resolution, the consulting firm of Peckham Guyton Albers & Viets, Inc. (PGAV) prepared an Eligibility and Financial Feasibility Study for a Potential Tax Increment Finance (TIF) District to be located in north Urbana along the North Lincoln Avenue and Cunningham Avenue corridors. The study concluded that the area would qualify under the eligibility criteria of the Illinois Redevelopment Act.

PGAV has been updating the Eligibility Study to reflect a smaller area within the previous study area that is already within the corporate limits or that is expected to be annexed into the City in the next few months. The update also includes property to the east of Cunningham Avenue that is in the existing area for future park or recreation use. This update area actually encompasses two separate potential TIF areas, one along Cunningham Avenue and one along Lincoln Avenue.

Along with preparation of the Eligibility Study, planning and economic development staff has been preparing a Draft Redevelopment Plan for the North Cunningham Avenue Corridor Redevelopment Project Area. Adoption of a TIF district in this area by the end of the calendar year is desirable in order to capture tax increment that may accrue from construction of the Farm and Fleet Store. Adoption of a second TIF District for the Lincoln Avenue corridor could occur in the next calendar year.

Consistent with the schedule and the requirements of the Illinois Redevelopment Act, as amended, staff recommends that a Special Meeting be set for October 8, 2001 for Council adoption of a Resolution establishing December 3, 2001 as the time and date for a public hearing on the redevelopment plan and adoption of TIF.

Following debate, Mr. Otto moved that a Special Meeting be set for October 8, 2001 for the purpose of adoption of the resolution. The motion was seconded by Ms. Huth. Following debate, the motion carried by a voice vote.

Ordinance No. 2001-09-113: An Ordinance Authorizing the Establishment of Tax Increment Financing "Interested Persons" Registries and Adopting Registration Rules for Such Registries

Mr. Berger presented staff report stating that the purpose of this Ordinance is to authorize the establishment of Tax Increment Financing Interested Parties Registries, publication of Notice, and adopt registration rules for such registries so that the City complies with State laws regarding the amendment and creation of TIF districts. A new TIF district is now proposed for Council consideration and will require the TIF Interested Parties Registry to be established. The list must include all persons who own property within a TIF district, as well as any other Urbana resident or organization that wishes to be an interested party. Staff recommends approval.

Following debate, Mr. Otto moved to send the ordinance to Council for approval. The motion was seconded by Ms. Wyman and carried by a voice vote.

Presentation on Existing Conditions Report for 2002 Comprehensive Plan Update

Mr. Kowalski presented staff report by informing Committee Members of the following items: the makeup of the Steering Committee; phases and schedule of the plan; participants in the plan update; existing plans; population, housing and employment; land use, zoning and annexation; state of local economy; sales tax revenues; real estate taxes; economic development issues; the environment; transportation; utilities; and community services. (See Existing Conditions Report attached.) No action was required on this item.

Mr. Whelan left the meeting at 9:10 p.m.

East Central Illinois Mutual Aid Agreement

Police Chief Eddie Adair presented staff report stating that the purpose of this Resolution is to revise the County-Wide Police Mutual Aid Agreement. The agencies (Champaign County, Champaign, Urbana, and the University of Illinois) involved have some concerns with the Agreement and have drawn up a proposed revision to the Agreement that addresses these concerns. In addition, the Villages of Mahomet and Rantoul, as well as Parkland College have requested membership to the existing Agreement.

Following debate, Ms. Wyman moved to forward **A Resolution Approving An East Central Illinois Mutual Aid System Agreement** to Council for approval. The motion was seconded by Mr. Hayes

and carried by a voice vote.

Closed Session

Ms. Wyman moved to enter into **Closed Session** for the purpose of discussing property acquisition and establishing a fee for right-of-way. The motion was seconded by Ms. Patt and carried 6-0 by roll call vote. Voting aye were Members of the Council: Chynoweth, Hayes, Huth, Otto, Patt, and Wyman – 6; voting nay: none.

The Committee entered into closed session at 9:37 p.m. and reconvened at 10:00 p.m. with all Members previously in attendance still present.

ADJOURNMENT

There being no further business to come before the Committee, Chair Chynoweth declared the meeting adjourned at 10:05 p.m.

Respectfully submitted,

Elaine Taylor
Recording Secretary

*This meeting was taped.

**This meeting was broadcast on cable television.

Minutes approved: