



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Economic Development Division*

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

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, FAICP, Director, Community Development Services

**DATE:** November 18, 2014

**SUBJECT:** **An Ordinance Establishing a New Enterprise Zone in the City of Urbana and Champaign County (Urbana Enterprise Zone) and;**

**Resolution Approving an Enterprise Zone Intergovernmental Agreement Between the City of Urbana, Illinois and the County of Champaign, Illinois (Urbana Enterprise Zone) and;**

**Resolution to Authorize Property Tax Abatement for Residential, Commercial and Industrial Property Improvements in the Urbana Enterprise Zone**

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### **Introduction**

Under new legislation, all Enterprise Zones across the state of Illinois will end and all communities wishing to keep their Zones will be required to reapply to the state in a competitive application process. The current Urbana Enterprise Zone, which was established in 1985, will expire in June 2016. In order to continue providing incentives through this economic development tool, City staff are assembling a competitive application that will go to the Department of Commerce and Economic Opportunity (DCEO) at the end of 2014. If the City's application is approved by the DCEO in late 2015, the new Urbana Enterprise Zone will take effect on January 1, 2016. The new Urbana Enterprise Zone would provide local and state incentives to encourage residential, commercial and industrial construction and expansion in Urbana (see programs policy attached as **Exhibit A**). Additional details on the history and purpose of the Enterprise Zone were presented at the September 22<sup>nd</sup> meeting of the Urbana City Council.

A joint Enterprise Zone, similar to the current Zone administered by the City and County of Champaign, will incorporate properties both within Urbana's corporate boundaries and those adjacent in unincorporated Champaign County. A jointly administered Enterprise Zone has the potential to serve a greater number of businesses and developers and will help to keep Urbana and Champaign County economically competitive with peer communities across Illinois.

### *Taxing Partners*

In preparation for submitting a competitive application for a new Enterprise Zone, City of Urbana staff has met with partner taxing agencies (Urbana School District, Urbana Park District, Parkland College, Champaign-Urbana Mass Transit District, and Cunningham Township) to ask for their participation in abating incremental property taxes in the new Urbana Enterprise Zone.

To date, the Urbana School District, the Urbana Park District, Parkland College, and Champaign-Urbana Mass Transit District have voted to participate in the new Urbana Enterprise Zone. The proposed programs policy has been well-received by the remaining tax partners; Champaign County will vote on its participation in the Enterprise Zone on November 20<sup>th</sup> and Cunningham Township on December 1<sup>st</sup>.

### *Proposed Enterprise Zone Boundaries*

The proposed Zone boundaries reflect projected growth shown in the City's Comprehensive Plan, the County's Land Resource Management Plan, utility access, zoning, and land ownership patterns. The map of the proposed boundaries of the Zone is included as **Exhibit B**. The area encompassed, approximately 9.2 square miles, remains well below the 12 square mile maximum size established by the State.

## **Fiscal Impact**

### *Direct Impact of Property Tax Abatements*

The Enterprise Zone property tax abatements are only offered on the increment of new property value created by a project. All taxing partners continue to receive taxes on the pre-project value of the property. Properties that do not increase in value do not receive property tax abatements. After the abatement period expires, all taxing bodies will enjoy the full increase in value of the subject property. The proportional nature of these incentives provides a strong assurance that the participating taxing partners will realize a return on the taxes they have foregone in the short term in the form of a larger tax base in the long term.

### *Direct Impact of Sales Tax Exemption Certificates*

Sales Tax Exemption Certificates on the purchase of new construction materials will reduce the amount of sales tax paid in association with a new project. However, the City's sales tax portion is only impacted when purchases of the new construction materials are made in Urbana and even then over half of the exemption is comprised of the State's share of sales tax. Retailers within the City are also compelled to honor Sales Tax Exemption Certificates for projects occurring in other Enterprise Zones in

the State regardless of whether the City is participating in the program. Discounting the cost of new construction materials is intended to encourage more new construction by reducing the upfront cost of an investment that will result in a long-term payback to taxing entities across the State of Illinois.

### *Historical Enterprise Zone Performance*

From 1999 through 2012 the entire City of Urbana's EAV increased by \$260 million, from \$309 million in 1999 to \$569 million in 2012. During the same time period, the Urbana Enterprise Zone abated \$2.2 million in taxes from the City and the County combined—the only taxing partners participating in the current enterprise zone. Beginning in 2013, the City and the County together started collecting \$5.7 million in taxes each year on the new EAV that was created in the City since 1999 (assuming tax rates are held at RY2013 levels). Therefore, if the Enterprise Zone was responsible for inducing 4% of all City-wide EAV growth (or \$10.4 million in new EAV), then the City and County would be paid back for their abatements within ten years of this increment becoming available.

Based on this historical data, the property tax abatement incentive package currently being developed would conservatively need to induce at least 4% of all EAV growth City-wide. The new Enterprise Zone program is anticipated to be widely marketed, similar to the way Build Urbana was, and will include more robust tax incentives from a larger number of taxing partners. The Enterprise Zone will also encompass residential construction for the first time, to potentially induce higher levels of home building in Urbana and helping to offset the differential between the overall tax rate in Urbana and that in Champaign. It is therefore anticipated that the new Enterprise Zone will be a robust economic development tool capable of generating significant returns to the City of Urbana and its taxing partners.

### *Unlocking Future Development*

The new Enterprise Zone will be the primary incentive tool for all areas of the City that exist outside of a Tax Increment Finance District. Specifically, the Zone is intended to spur investment along the North Lincoln corridor in conjunction with the expansion of Olympian Drive and also to encourage infill of residential homes and the establishment of new corridor commercial in southeast Urbana. Notably, the planned Menards store and residential developments remain unimplemented in southeast Urbana. The Enterprise Zone incentive program will offer a compelling incentive for the development of the Menards store and over 300 acres of undeveloped properties that was planned for 500 new residential units. Achieving this planned development would substantially improve Urbana's total tax base and provide many new customers to support existing and new neighborhood-centered businesses in the Philo Road Business District and at the Pines at Stone Creek Commons.

## **Options**

Creating a new Urbana Enterprise Zone requires the City of Urbana to pass an enabling ordinance to designate the Enterprise Zone (**Exhibit C**), a resolution to enter into an intergovernmental agreement with Champaign County to jointly administer the Enterprise Zone (**Exhibit D**), and a resolution to abate City property taxes in accordance with the Zone programs (**Exhibit E**).

1. Approve the enabling ordinance, resolution to enter an intergovernmental agreement with Champaign County, and resolution to abate property taxes as presented.
2. Approve the enabling ordinance, resolution to enter an intergovernmental agreement with Champaign County, and resolution to abate property taxes as presented with changes. It should be noted that any changes will need to be agreed upon by the County Board.
3. Do not approve the enabling ordinance, resolution to enter an intergovernmental agreement with Champaign County, and resolution to abate property taxes.

## **Recommendation**

The Urbana Enterprise Zone has been a successful and prominent economic development tool in Urbana for nearly 30 years. The City's taxing partners have shown strong support for the new Enterprise Zone and the proposed programming that will offer significant tax incentives for new development that will bring increased tax revenues and jobs to Champaign County. Staff is prepared to submit a competitive application to DCEO that will demonstrate strong collaboration among local taxing partners to achieve regional economic development goals.

Staff recommends that the City Council approve the attached enabling ordinance, resolution to enter into an intergovernmental agreement with Champaign County and resolution to abate property taxes.

Prepared by:

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Kate Ferrer  
Economic Development Specialist

Attachments:

**Exhibit A:** Enterprise Zone Programs Policy

**Exhibit B:** Proposed Urbana Enterprise Zone Map

**Exhibit C:** An Ordinance Establishing a New Enterprise Zone in the City of Urbana and Champaign County

**Exhibit D:** A Resolution Approving an Enterprise Zone Intergovernmental Agreement Between the City of Urban, Illinois and the County of Champaign, Illinois

**Exhibit E:** A Resolution to Authorize Property Tax Abatement for Residential, Commercial, and Industrial Property Improvements in the Urbana Enterprise Zone



## Urbana Enterprise Zone

### Overview of Incentive Programs

*The Enterprise Zone is administered in partnership with Champaign County. Many local taxing partners also participate in the abatement of local property taxes.*

The purpose of the Enterprise Zone is to stimulate economic growth and neighborhood revitalization in economically depressed areas of the community. The Urbana Enterprise Zone is designed to encourage investment and reinvestment in declining areas, grow Urbana’s tax base, and promote job growth by encouraging attraction of new businesses and expansion of existing businesses. For projects within the City of Urbana, contact the City of Urbana Enterprise Zone Administrator. For projects outside the City in Champaign County, contact the Champaign County Deputy Enterprise Zone Administrator. All projects located in the City of Urbana require a building permit issued by the City.

### Locally Administered Incentives

The following incentives are available to qualifying projects within the Urbana Enterprise Zone:

- **Sales Tax Exemption Certificate for New Building Materials**

A sales tax exemption is permitted on building materials to be used in an Enterprise Zone on qualifying commercial, industrial and new home construction projects. Materials must be permanently affixed to the property and must be purchased from a qualified Illinois retailer. Sales Tax Exemption Certificates are issued directly by the Illinois Department of Revenue. Qualifying projects must have a minimum \$1,000 project cost.

- **Property Tax Abatement for Commercial/Industrial Development & Job Creation**

An abatement of property taxes is permitted on the increased property value resulting from new, eligible projects on commercial, industrial and mixed-use properties.\* The project cost must be at minimum \$100,000 to qualify. Mixed use projects consisting of at least 20% commercial square footage are eligible. Additional abatement is offered for projects that create 10 or more full time jobs and even more for projects that create 50 or more jobs. The actual abatement amount is ultimately based on the amount of new property value created by the project.

- **Property Tax Abatement for New Single Family/Duplex Residential Development**

An abatement of property taxes is permitted on the increased property value resulting from new, eligible single family, zero lot-line townhome and duplex residential projects.\* The project cost must be at minimum \$80,000 to qualify. The project must result in the creation of at least one new residential unit. The actual abatement amount is ultimately based on the amount of new property value created by the project.

*\*Please note that properties that are also located in a Tax Increment Finance District are not eligible for a Property Tax Abatement through the Enterprise Zone.*

## **Additional Incentives Administered by the State of Illinois**

The following Enterprise Zone programs are also available to projects located within the Urbana Enterprise Zone. They are administered by the Illinois Department of Commerce and Economic Opportunity (DCEO) and the Illinois Department of Revenue (IDOR). For more information on these programs, please call 217-785-6169 or visit their website at:

<https://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx>

- **Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption**

A sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 90 percent of the jobs existing on the date it is certified to receive the exemption.

- **Enterprise Zone Utility Tax Exemption**

A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located in Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.

- **Enterprise Zone Investment Tax Credit**

A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.



## Urbana Enterprise Zone

### Local Property Tax Abatement Programs Overview

*The Enterprise Zone is administered in partnership with Champaign County. Many local taxing partners also participate in the abatement of local property taxes.*

The Urbana Enterprise Zone Property Tax Abatement Programs are intended to provide financial incentive to existing and prospective property owners and tenants to make permanent improvements that increase the overall property tax base and expand job opportunities in Urbana.

For projects within the City of Urbana, contact the City of Urbana Enterprise Zone Administrator. For projects outside the City in Champaign County, contact the Champaign County Deputy Enterprise Zone Administrator. All projects located in the City of Urbana require a building permit issued by the City.

The Urbana Enterprise Zone offers two programs for the abatement of local property taxes:

#### **Property Tax Abatement for New Single Family/Duplex Residential Development**

An abatement of property taxes is permitted on the increased property value resulting from new, eligible single family, zero lot-line townhome and duplex residential projects. The project cost must be at minimum \$80,000 to qualify. The project must result in the creation of at least one new residential unit. The actual abatement amount is ultimately based on the amount of new property value created by the project.\*

#### **Property Tax Abatement for Commercial/Industrial Development & Job Creation**

An abatement of property taxes is permitted on the increased property value resulting from new, eligible projects on commercial, industrial and mixed use properties. The project cost must be at minimum \$100,000 to qualify. Mixed use projects consisting of at least 20% commercial square footage are eligible. Additional abatement is offered for projects that create 10 or more full time jobs and even more for projects that create 50 or more jobs. The actual abatement amount is ultimately based on the amount of new property value created by the project.\*

*Property tax abatements are offered with the support of the following local taxing partners:*

City of Urbana  
Champaign County  
Urbana School District  
Urbana Park District  
Champaign-Urbana Mass Transit District  
Parkland College  
Cunningham Township

*\*Please note that properties that are also located in a Tax Increment Finance District are not eligible for a Property Tax Abatement through the Enterprise Zone.*



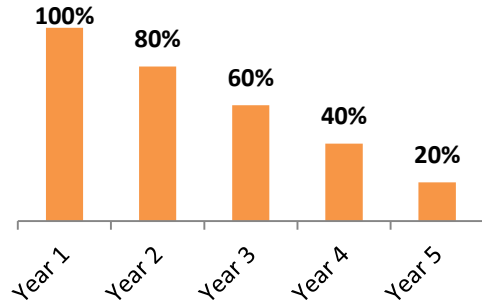


# Urbana Enterprise Zone Property Tax Abatement Programs Overview

This chart provides an overview of the incentives offered for qualifying projects. Note that tax abatements are only offered on the incremental value generated as a result of the project.

## New Single Family/Duplex Residential Development

**Minimum  
\$80,000  
Project  
Amount**

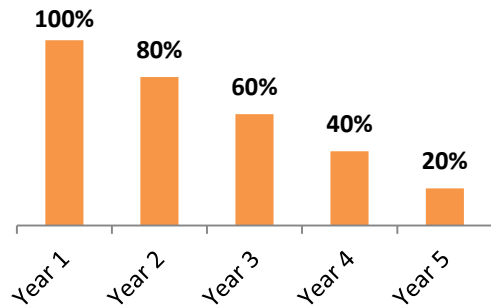


*(Equivalent to a 3-year 100% abatement)*

## Commercial/Industrial Development and Job Creation

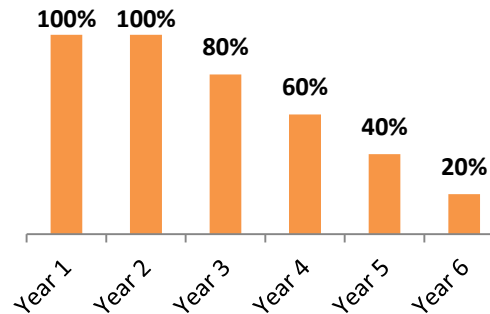
**Minimum  
\$100,000  
Project  
Amount**

### 0-10 Jobs Created



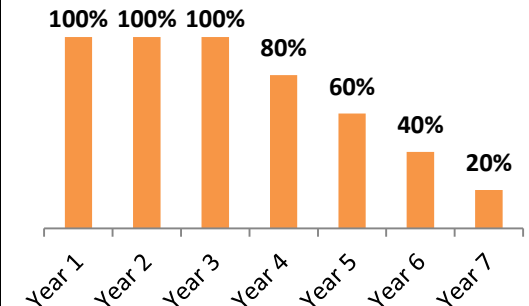
*(Equivalent to a 3-year 100% abatement)*

### 11-49 Jobs Created



*(Equivalent to a 4-year 100% abatement)*

### 50+ Jobs Created



*(Equivalent to a 5-year 100% abatement)*



# Examples of Property Tax Abatements for Residential, Commercial and Industrial Projects

*The following examples attempt to illustrate some likely scenarios for property tax abatements given a variety of project types, investment levels and job creation.*

## Example 1

### New Single Family Home on an Undeveloped Lot

This project would qualify for an effective 3-year, 100% abatement of taxes on the increased property value for each district except Parkland distributed over a 5 year period.

Project Construction Cost	\$120,000
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	Market Value	EAV
Initial Land Value	\$20,000	\$6,667
Increase in Assessed Market Value	\$80,000	\$26,667
<b>Land and Building Value after Project</b>	<b>\$100,000</b>	<b>\$33,333</b>

	2013 Tax Rate	<i>Over a 5 Year Period*</i>		
		Taxes on Full Value	EZ Abatements	Taxes after EZ
School District	5.763	\$9,605	(\$4,610)	\$4,995
City of Urbana	1.355	\$2,258	(\$1,084)	\$1,174
Champaign County	0.8511	\$1,419	(\$681)	\$738
Urbana Park District	1.1816	\$1,969	(\$945)	\$1,024
Parkland College	0.5253	\$876	\$0	\$876
CUMTD	0.3198	\$533	(\$256)	\$277
Cunningham Township	0.2472	\$412	(\$198)	\$214
<b>Total Taxes Paid Over 5 Years*</b>		<b>\$17,072</b>	<b>(\$7,774)</b>	<b>\$9,298</b>
<b>Total Taxes Paid Over 10 Years*</b>		<b>\$34,143</b>	<b>(\$7,774)</b>	<b>\$26,369</b>

\*All tax calculations use Revenue Year 2013 tax rates and assume the same rate in future years. Examples also do not include adjustment for common property tax exemptions such as the Homestead Exemptions.

## Example 2

### Commercial Building Expansion with 3 New Jobs

This project would qualify for an effective 3-year, 100% abatement of taxes on the increased property value for each district distributed over a 5 year period.

Project Construction Cost	\$200,000
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	Market Value	EAV
Initial Land and Building Value	\$200,000	\$66,667
Increase in Assessed Market Value	\$100,000	\$33,333
<b>Land and Building Value after Project</b>	<b>\$300,000</b>	<b>\$100,000</b>

	2013 Tax Rate	Over a 5 Year Period*		
		Taxes on Full Value	EZ Abatements	Taxes after EZ
School District	5.763	\$28,815	(\$5,763)	\$23,052
City of Urbana	1.355	\$6,775	(\$1,355)	\$5,420
Champaign County	0.8511	\$4,256	(\$851)	\$3,404
Urbana Park District	1.1816	\$5,908	(\$1,182)	\$4,726
Parkland College	0.5253	\$2,627	(\$525)	\$2,101
CUMTD	0.3198	\$1,599	(\$320)	\$1,279
Cunningham Township	0.2472	\$1,236	(\$247)	\$989
<b>Total Taxes Paid Over 5 Years*</b>		<b>\$51,215</b>	<b>(\$10,243)</b>	<b>\$40,972</b>
<b>Total Taxes Paid Over 10 Years*</b>		<b>\$102,430</b>	<b>(\$10,243)</b>	<b>\$92,187</b>

\*All tax calculations use Revenue Year 2013 tax rates and assume the same rate in future years. Examples also do not include adjustment for common property tax exemptions such as the Homestead Exemptions.

### Example 3

#### New Commercial Building on Undeveloped Lot with 11 New Jobs

This project would qualify for an effective 4-year, 100% abatement of taxes on the increased property value for each district distributed over a 6 year period.

Project Construction Cost	\$700,000
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	Market Value	EAV
Initial Land and Building Value	\$50,000	\$16,667
Increase in Assessed Market Value	\$400,000	\$133,333
<b>Land and Building Value after Project</b>	<b>\$450,000</b>	<b>\$150,000</b>

	2013 Tax Rate	Over a 6 Year Period*		
		Taxes on Full Value	EZ Abatements	Taxes after EZ
School District	5.763	\$51,867	(\$30,736)	\$21,131
City of Urbana	1.355	\$12,195	(\$7,227)	\$4,968
Champaign County	0.8511	\$7,660	(\$4,539)	\$3,121
Urbana Park District	1.1816	\$10,634	(\$6,302)	\$4,333
Parkland College	0.5253	\$4,728	(\$2,802)	\$1,926
CUMTD	0.3198	\$2,878	(\$1,706)	\$1,173
Cunningham Township	0.2472	\$2,224.80	(\$1,318)	\$906
<b>Total Taxes Paid Over 6 Years*</b>		<b>\$92,187</b>	<b>(\$54,629)</b>	<b>\$37,558</b>
<b>Total Taxes Paid Over 10 Years*</b>		<b>\$153,645</b>	<b>(\$54,629)</b>	<b>\$99,016</b>

\*All tax calculations use Revenue Year 2013 tax rates and assume the same rate in future years. Examples also do not include adjustment for common property tax exemptions such as the Homestead Exemptions.

## Example 4

### New Industrial Building on Undeveloped Lot with 50 New Jobs

This project would qualify for an effective 5-year, 100% abatement of taxes on the increased property value for each district distributed over a 7 year period.

Project Construction Cost	\$2,000,000
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	Market Value	EAV
Initial Land and Building Value	\$75,000	\$25,000
Increase in Assessed Market Value	\$925,000	\$308,333
<b>Land and Building Value after Project</b>	<b>\$1,000,000</b>	<b>\$333,333</b>

	2013 Tax Rate	Over a 7 Year Period*		
		Taxes on Full Value	EZ Abatements	Taxes after EZ
School District	5.763	\$134,470	(\$88,846)	\$45,624
City of Urbana	1.355	\$31,617	(\$20,890)	\$10,727
Champaign County	0.8511	\$19,859	(\$13,121)	\$6,738
Urbana Park District	1.1816	\$27,571	(\$18,216)	\$9,354
Parkland College	0.5253	\$12,257	(\$8,098)	\$4,159
CUMTD	0.3198	\$7,462	(\$4,930)	\$2,532
Cunningham Township	0.2472	\$5,768	(\$3,811)	\$1,957
<b>Total Taxes Paid Over 7 Years*</b>		<b>\$239,003</b>	<b>(\$157,913)</b>	<b>\$81,090</b>
<b>Total Taxes Paid Over 10 Years*</b>		<b>\$341,433.33</b>	<b>(\$157,913)</b>	<b>\$183,520</b>

\*All tax calculations use Revenue Year 2013 tax rates and assume the same rate in future years. Examples also do not include adjustment for common property tax exemptions such as the Homestead Exemptions.



# Property Tax Abatement for New Single Family/Duplex Residential Development

The Property Tax Abatement for New Single or Two Family Residential Development is designed to assist owners in building residential homes within the Urbana Enterprise Zone. The benefit is given in the form of an abatement of local property taxes on the increased value of the structure resulting from the construction of a new residence.

**Eligibility**

- The project must create a new, single or two family residential structure
- Eligible structures include:
  - Stand-alone single or two family residences
  - Townhome or other zero-lot line single family residences
- Total project construction cost must be at least \$80,000 as indicated on the building permit submitted to the City of Urbana or the Champaign County Enterprise Zone application
- Projects located within the City of Urbana must have a valid building permit from the City of Urbana and projects located outside the City must apply to the County Enterprise Zone Deputy Administrator.

**Participating Tax Partners:** *City of Urbana, Champaign County, Urbana School District, Urbana Park District, Champaign-Urbana Mass Transit District, Cunningham Township*

**Property Tax Abatement Schedule:** Taxes will be abated on the increment generated as a result of the project using the following schedule. Property owners will still be responsible for paying the taxes on the pre-project value of the property.

**Minimum \$100,000 Investment**

Year 1 Abatement	Year 2 Abatement	Year 3 Abatement	Year 4 Abatement	Year 5 Abatement
100%				
	80%			
		60%		
			40%	
				20%

*(equivalent to a 3-year, 100% abatement)*

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## Property Tax Abatement for Commercial/ Industrial Development & Job Creation

The Property Tax Abatement for Commercial/Industrial Development and Job Creation is designed to assist owners in renovating or constructing new commercial or industrial space for business and employment growth in the City of Urbana. The benefit is given in the form of an abatement of local property taxes on the increased value of the structure resulting from the construction or rehabilitation of a structure.

### Eligibility

- Must be a commercial or industrial structure located in the Enterprise Zone
- Total project construction cost must be at least \$100,000 as indicated on the building permit submitted to the City of Urbana or the Champaign County Enterprise Zone application
- Mixed use projects consisting of at least 20% commercial square footage are also eligible.
- Projects located within the City of Urbana must have a valid building permit from the City of Urbana and projects located outside the City must apply to the County Enterprise Zone Deputy Administrator.

**Participating Tax Partners:** *City of Urbana, Champaign County, Urbana School District, Urbana Park District, Champaign-Urbana Mass Transit District, Parkland College, Cunningham Township*

**Property Tax Abatement Schedule:** Taxes will be abated on the increment generated as a result of the project using the schedule on the following page. Property owners will still be responsible for paying the taxes on the pre-project value of the property.

**Definition of a Full-Time Job:** A qualifying full-time job is one that pays at least \$10 per hour or annualizes to \$18,200. The position must average at least 35 hours of work per week or be a full-time salaried employee.

A Full Time Equivalent job (FTE) job is one in which the new employee works for the recipient or for a corporation under contract to the recipient at a rate of at least 35 hours per week. A recipient who employs labor or services at a specific site or facility under contract with another may declare one full-time, permanent job for every 1,820 man hours worked per year under that contract. Vacations, paid holidays, and sick time are included in this computation. Overtime is not considered a part of regular hours. Sole proprietor, partner, and independent contractor positions are not eligible.

The Enterprise Zone Administrator reserves the right to amend this definition of a full-time job as needed to reflect changes in the living wage levels. However, projects admitted under a full-time job definition will be subject to only that definition for the duration of its incentives.



**Job Reporting:** Projects receiving incentives for job creation will be obligated to commit to a job auditing process to ensure the project meets its job creation target.

For both six and seven year abatements, at least eleven FTEs must be created by June 1 in the second revenue year in which the full value of the project has been assessed; this timeline gives businesses a maximum of 17 months to create at least 11 jobs. Otherwise, the level of abatement will be downgraded.

For seven year abatements, at least fifty FTEs must be created by June 1 in the third revenue year in which the full value of the project has been assessed; this gives businesses a maximum of 29 months to create at least 50 jobs. Otherwise, the level of abatement will be downgraded.

After meeting the stated job creation target, businesses must maintain at least 90 percent of the target for the duration of the abatement otherwise the abatements will be reduced or discontinued.

**Minimum \$100,000 Investment**

<b>Year 1 Abatement</b>	<b>Year 2 Abatement</b>	<b>Year 3 Abatement</b>	<b>Year 4 Abatement</b>	<b>Year 5 Abatement</b>
<b>100%</b>				
	<b>80%</b>			
		<b>60%</b>		
			<b>40%</b>	
				<b>20%</b>

*(equivalent to a 3-year, 100% abatement)*

**Minimum \$100,000 Investment AND Minimum of 11 Jobs Created**

Year 1 Abatement	Year 2 Abatement	Year 3 Abatement	Year 4 Abatement	Year 5 Abatement	Year 6 Abatement
100%	100%				
		80%			
			60%		
				40%	
					20%

*(equivalent to a 4-year, 100% abatement)*

**Minimum \$100,000 Investment AND Minimum of 50 Jobs Created**

Year 1 Abatement	Year 2 Abatement	Year 3 Abatement	Year 4 Abatement	Year 5 Abatement	Year 6 Abatement	Year 7 Abatement
100%	100%	100%				
			80%			
				60%		
					40%	
						20%

*(equivalent to a 5-year, 100% abatement)*

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## Urbana Enterprise Zone City of Urbana Fee Schedule

This fee schedule applies to projects that are within the City of Urbana corporate boundaries. Additional projects may be subject to this fee if they are required to have a City building permit, must conform to City code, and/or are the subject of an annexation agreement with the City of Urbana.



Service	Description	Fee*
<b>Sales Tax Exemption Certificate</b>	Issuance of all sales tax exemption certificates to property owners, contractors and subcontractors for a project.	0.5% of total construction material costs, not to exceed \$50,000. Free if materials cost is less than \$5,000.
<b>Property Tax Abatement</b>	Annual abatement of property taxes for an eligible project.	5 year abatement: \$250
		6 year abatement: \$600
		7 year abatement: \$700
<b>Enterprise Zone Boundary Amendment</b>	Application to DCEO for extension of the Enterprise Zone to bring property into the Zone for a specific project.	Requests to approve a Boundary Amendment must be approved by City staff prior to fee assessment. 0.5% of estimated total construction material costs, not to exceed \$1,500.

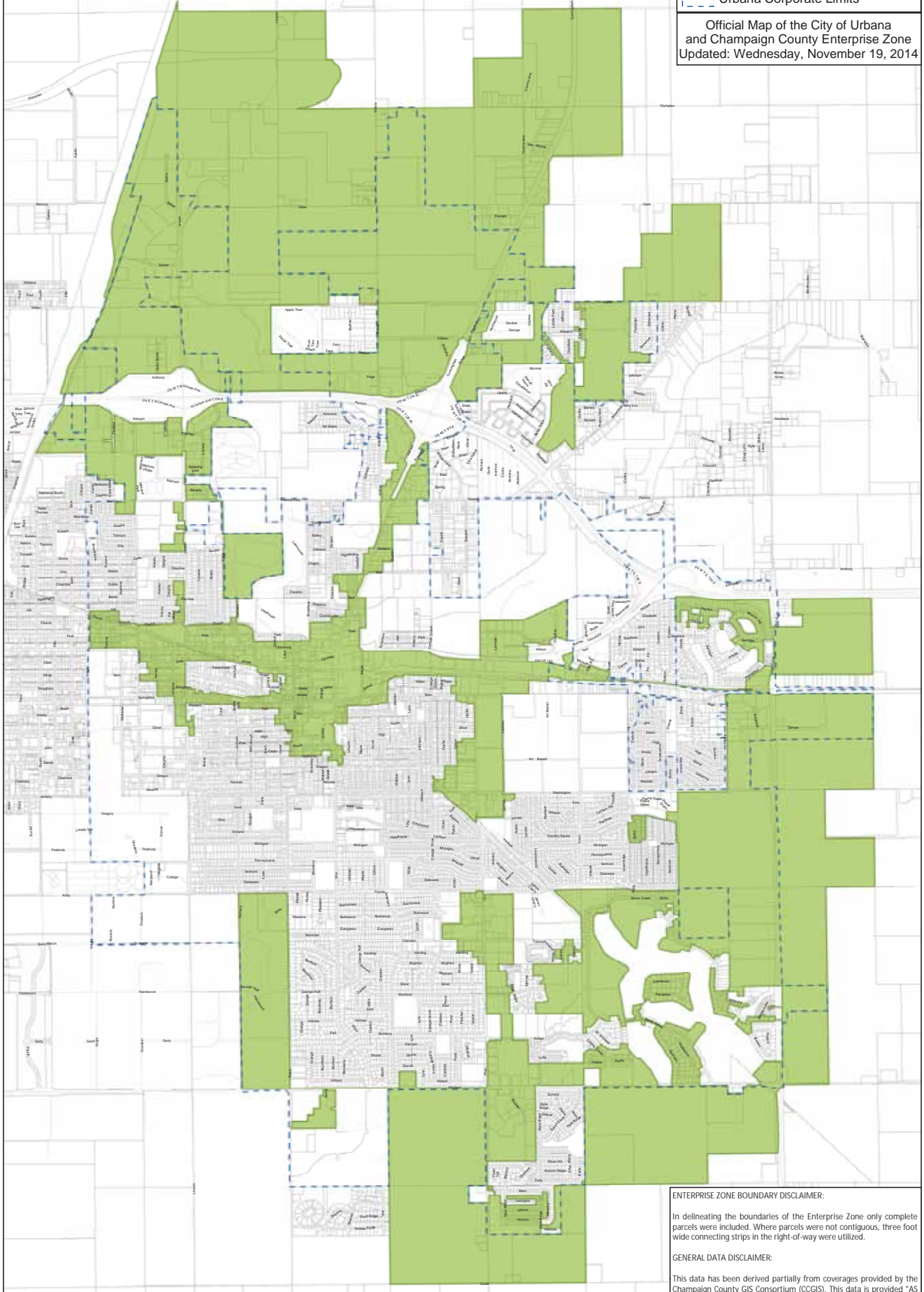
\*A single project's combined enterprise zone fees may not exceed \$50,000 per state statute.

### Examples of Sales Tax Exemption Fees At Given Building Materials Cost Levels

Fees are calculated at 0.5% of total eligible building material costs for the project. Building materials that are eligible for the sales tax deduction include items that are permanently affixed to real property such as lumber, mortar, glued-down carpets, paint, wallpaper, and similar affixed items.

Construction Materials Cost of the Project	City of Urbana Enterprise Zone Fee
< \$5,000	Free
\$5,000	\$25
\$10,000	\$50
\$100,000	\$500
\$1 million	\$5,000
\$5 million	\$25,000
≥ \$10 million	\$50,000

 Urbana Enterprise Zone Boundary  
 Urbana Corporate Limits  
 Official Map of the City of Urbana  
 and Champaign County Enterprise Zone  
 Updated: Wednesday, November 19, 2014



**ENTERPRISE ZONE BOUNDARY DISCLAIMER:**

In delineating the boundaries of the Enterprise Zone only complete parcels were included. Where parcels were not contiguous, three foot wide connecting strips in the right-of-way were utilized.

**GENERAL DATA DISCLAIMER:**

This data has been derived partially from coverages provided by the Champaign County GIS Consortium (CCGIS). This data is provided "AS IS" without warranty of any kind, expressed or implied. The City of Urbana and CCGIS, make no warranties, guarantees, or representations as to the suitability or accuracy of this information for your purposes or that this map is without defects. This is not a lot or parcel boundary map. Zoning may not be co-incident with lot or parcel lines. Please contact the City of Urbana Department of Community Development with any questions.



**ORDINANCE NO. 2014-11-108**

**AN ORDINANCE ESTABLISHING A NEW ENTERPRISE ZONE IN THE CITY OF URBANA AND CHAMPAIGN COUNTY**

**WHEREAS**, the State of Illinois Enterprise Zone Act (Illinois Compiled Statutes Chapter 20, Section 655) (the “Act”) explores ways and means of stimulating business and industrial growth and retention in depressed areas, and stimulating neighborhood revitalization of depressed areas of the State by means of relaxed government controls and tax incentives in those areas; and

**WHEREAS**, the City of Urbana, Illinois, a municipal corporation and home rule unit of municipal government (the “City”), and the County of Champaign, Illinois, a municipal corporation (the “County”), (collectively referred to as the “Partners”), desire to enact a new enterprise zone, as defined in the Act, (the “Zone”) for the purpose of stimulating economic growth and neighborhood revitalization in economically depressed areas within the City and the County; and

**WHEREAS**, Section 10 of Article VII of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. enable the City and the County to enter into agreements among and between themselves which provide for intergovernmental cooperation on matters and issues of joint interest; and

**WHEREAS**, the Partners have adopted an enterprise zone intergovernmental agreement (the “Agreement”); and

**WHEREAS**, the Act provides the mechanisms and incentives for addressing commercial, industrial, and residential areas that undergo development and redevelopment; and

**WHEREAS**, the Partners recognize that local economic development, business retention and expansion, neighborhood revitalization, employment retention and creation, through a partnership between the City the County will benefit the City, the County and their residents; and

**WHEREAS**, the Act was recently amended to require all existing enterprise zones to expire, and any interested community must apply and compete for a new designation as an enterprise zone; and

**WHEREAS**, the Act requires the City and the County to each pass an ordinance establishing a new enterprise zone before they can apply to the State of Illinois Department of Commerce and Economic Opportunity (the “Department”) for certification of such new enterprise zone; and

**WHEREAS**, the Partners are authorized to jointly apply for an enterprise zone under the Act; and

**WHEREAS**, the application for certification of a new zone must be submitted by December 31, 2014 in order to be considered for approval in 2015.

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

Section 1. Designation and Description of Zone Area.

The City hereby establishes an enterprise zone pursuant to the authority granted by the Act, as amended, subject to the approval of the Department, and subject to the provisions of the Act. The boundaries of the Zone are those set forth in the legal description attached hereto, marked “Exhibit A” and made a part hereof.

Section 2: Qualifications. The City hereby declares and affirms that the Zone is qualified for designation as an enterprise zone in accordance with the provisions of the Act, and further affirm that:

- (a) The Zone is a contiguous area;
- (b) The Zone comprises a minimum of one-half square mile and not more than twelve square miles in total area;
- (c) The Zone is a depressed area;
- (d) The Zone satisfies any additional criteria established by the Department;
- (e) On November 6<sup>th</sup>, 2014, a Public Hearing was conducted within the Zone on the question of whether boundaries of the Zone should be expanded. A public notice was



given in one newspaper of general circulation within the Zone not more than 20 days nor less than five days before the hearings; and

- (f) The Zone addresses a reasonable need to encompass portions of the City and adjacent unincorporated areas of the County.

Section 3. Term and Effect The term of the Zone shall commence on January 1, 2016 or such other date as certified by the Department pursuant to the Act, and shall terminate at midnight on December 31, the 15<sup>th</sup> year after the year in which the Zone is certified, unless otherwise provided for by the Department or if the Zone is earlier decertified in accordance with the Act.

Section 4. Incentives and Benefits Offered in the Zone.

- (a) Building Materials Exemption Certificates:

- (1) Each retailer who makes a qualified sale of building materials to be incorporated into real estate in an enterprise zone established by a county or municipality under the Act by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by the Retailers' Occupation Tax Act. A "qualified sale" means a sale of building materials that will be incorporated into real estate as part of a building project for which an enterprise zone "Building Materials Exemption Certificate", as defined in the Act, (the "Certificate") has been issued to the purchaser by the Department.

(2) In addition to any restrictions placed on Certificates by state law, Certificates shall only be issued to projects that meet the following requirements:

- i. Projects shall be on parcels within the Zone which have been improved after the designation of the Zone by the State of Illinois.
- ii. Projects shall be on parcels within the Zone which on or after the first day of Zone certification:
  1. have been granted a building permit by the City, or
  2. exist in unincorporated Champaign County and have either been granted a zoning use permit by the County or involve the rehabilitation of an existing structure that does not require a County zoning use permit.
- iii. Commercial, industrial, or mixed-use projects shall be of a minimum project cost of \$1,000. Mixed-use projects are only eligible if at least twenty (20) percent of all premise square footage is dedicated to a commercial or industrial use.
- iv. New residential construction projects shall be of a minimum project cost of \$1,000 creating at least one:
  1. single family residence,
  2. duplex or two-family residence,
  3. townhome, or
  4. other zero-lot-line single family residence.

(b) Property Tax Abatements: The City shall take all action appropriate and necessary to join with other taxing bodies in abating increases in real estate taxes as an incentive

for economic development within the Zone pursuant to the Act and further subject to the authorization and limitations set forth in resolution or ordinance by any participating taxing body.

Section 5. Zone Administration. The Mayor and City Council of the City, in an effort to successfully facilitate management, operation and development of the Zone hereby provide for the designation of a Zone Administrator (the “Administrator”) who will carry out the functions and management of the Zone in accordance with the Agreement.

Section 6. Designated Zone Organizations. In order to facilitate the successful development of the Zone and in accordance with the Act, this Ordinance hereby provides for the establishment of Designated Zone Organizations under which any or all of the functions provided for in Section 8 of the Act will be carried out. The Designation Zone Organization(s) and any project(s) which it (they) may undertake will be approved in accordance with the provisions of the intergovernmental agreement and rules and regulations promulgated by the Department.

Section 7: Fee Schedule. The Administrator shall charge fees for administration of the Zone in accordance with Section 8.2(c) of the Act. The Administrator shall file a copy of its fee schedule with the Department as required each year.

Section 8. Conformance to Codes, Ordinances, and Regulations. No incentive shall be available to any project which is not constructed, used or occupied in conformance with all

City and the County codes, ordinances and regulations. Except as otherwise expressly and specifically provided for herein, nothing contained herein shall be construed to waive, abrogate, lessen or weaken the full force, effect and application of all laws, resolutions, codes, regulations and ordinances of the City and the County to any project or any person or property.

Section 9. Violations and Penalties.

(a) No person shall knowingly misrepresent facts in order to receive tax abatement or other incentives provided for in this Ordinance or present a certificate of eligibility for purposes of purchasing building materials to be used on any premises other than on premises for which the certificate was issued. "Facts" include, but are not limited to:

- (1) The number of full-time jobs to be created by an enterprise; or
- (2) The number of persons currently employed by a concern; or
- (3) The nature of the project use(s) of or the annual dollar volume of business attributable to the project use(s); or
- (4) Any representation materially affecting the determination of project eligibility or the determination of the percentage of tax abatement to which the project may be entitled under this Ordinance.

(b) In addition to other penalties provided for by law, for the purposes of administration of the Zone, the initial determination of any alleged violation by a project in the City set forth in this Section shall be made by the Administrator who shall notify the property owner of the alleged violation by certified mail at least fifteen (15) days

before any further action is taken. The property owner may, within fifteen (15) days after receipt of the notification, submit a written appeal for review by the Administrator. If the alleged violator fails to appeal the initial determination of violation or if the determination is upheld, the alleged violation will be subject to the following administrative penalties:

- (1) Revocation of any tax abatements provided under the terms of this Ordinance.
- (2) Revocation of any certificate of eligibility issues in connection with any project involved in the violation; and
- (3) Loss of eligibility of the subject property for any other incentive or targeted program provided for under this Ordinance.

Section 10. Severability. The Ordinance and every provision thereof shall be considered separable; and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other portion of the Ordinance.

Section 11. The City Clerk is hereby directed to send a certified copy of this Ordinance to the County Clerk of Champaign County.

Section 12. Notices. Notice hereunder shall be considered delivered, whether delivered personally or sent by certified mail, postage prepaid, to:

Mayor of Urbana

County Administrator

City of Urbana

Champaign County

400 S. Vine Street  
Urbana, IL 61801

1776 E. Washington Street  
Urbana, IL 61802

Enterprise Zone Administrator  
City of Urbana

Deputy Enterprise Zone Administrator  
Champaign County Regional Planning  
Commission

400 S. Vine Street  
Urbana, IL 61801

1776 E. Washington Street  
Urbana, IL 61802

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

Laurel Lunt Prussing, Mayor

## EXHIBIT A

### Legal Description

The boundary of the Urbana Enterprise Zone is represented in the attached map. This boundary is inclusive of all of the parcels identified below by their respective Parcel Index Numbers as of November 19<sup>th</sup>, 2014.

91-21-03-102-005	93-21-22-328-004	93-21-28-405-027
91-21-03-102-006	93-21-22-329-001	93-21-28-408-002
91-21-10-403-007	93-21-22-329-004	93-21-28-408-012
91-21-10-403-019	93-21-22-329-007	93-21-28-407-011
91-21-10-403-020	93-21-22-331-003	93-21-28-404-008
91-21-10-404-010	93-21-22-331-005	93-21-22-351-007
91-21-10-404-017	93-21-22-331-007	93-21-22-427-012
91-21-10-408-002	93-21-22-332-003	93-21-22-427-011
91-21-10-409-009	93-21-22-332-004	93-21-22-427-010
91-21-10-409-010	93-21-22-332-006	93-21-22-426-047
91-21-10-409-018	93-21-22-332-015	93-21-22-426-048
91-21-10-409-021	93-21-22-332-016	91-21-03-102-011
91-21-10-409-022	93-21-22-333-004	91-21-04-228-019
91-21-10-410-027	93-21-22-333-006	91-21-04-228-021
91-21-15-383-010	93-21-22-401-005	25-15-28-451-001
91-21-15-383-009	93-21-22-402-010	25-15-28-451-004
91-21-15-383-004	93-21-22-403-002	25-15-28-451-007
91-21-15-383-003	93-21-22-405-003	25-15-28-451-008
92-21-17-232-009	93-21-22-426-004	25-15-28-451-009
93-21-21-202-001	93-21-22-451-005	25-15-28-451-012
93-21-22-103-019	93-21-22-451-007	25-15-28-452-001
93-21-22-104-009	93-21-22-451-010	25-15-28-452-004
93-21-22-180-002	93-21-22-451-011	25-15-28-452-005
93-21-22-181-004	93-21-22-451-012	25-15-28-476-001
93-21-22-256-003	93-21-22-451-013	25-15-28-476-002
93-21-22-256-004	93-21-22-452-008	25-15-28-476-005
93-21-22-258-012	93-21-28-286-004	25-15-28-476-006
93-21-22-258-014	93-21-28-427-017	25-15-29-300-005
93-21-22-302-002	93-21-28-405-022	25-15-31-400-031
93-21-22-326-003	93-21-28-405-023	25-15-32-100-001
93-21-22-327-001	93-21-28-405-024	25-15-32-100-003
93-21-22-327-002	93-21-28-405-025	25-15-32-100-005
93-21-22-328-003	93-21-28-405-026	25-15-32-100-006

25-15-32-100-007	25-15-33-401-005	25-15-32-451-002
25-15-32-100-008	25-15-33-402-002	25-15-32-451-003
25-15-32-100-013	25-15-33-402-005	25-15-32-476-009
25-15-32-100-015	25-15-33-402-008	25-15-33-100-005
25-15-32-251-008	25-15-33-402-009	25-15-33-100-006
25-15-32-251-009	25-15-33-426-001	25-15-33-100-014
25-15-32-276-001	25-15-33-426-003	25-15-33-100-018
25-15-32-276-002	25-15-33-476-001	25-15-33-227-002
25-15-32-276-004	25-15-34-300-014	25-15-33-227-003
25-15-32-276-016	25-15-34-400-006	25-15-33-227-005
25-15-32-276-019	30-21-04-201-001	25-15-33-227-006
25-15-32-276-023	30-21-04-201-014	25-15-33-227-007
25-15-32-276-024	91-21-04-201-021	25-15-33-227-008
25-15-32-276-025	91-21-04-201-022	25-15-33-227-009
25-15-32-276-026	30-21-04-352-002	25-15-33-251-003
25-15-32-276-027	30-21-04-426-002	25-15-33-251-005
25-15-32-276-031	30-21-05-100-012	25-15-33-276-009
25-15-32-300-004	30-21-05-100-014	25-15-33-276-010
25-15-32-300-005	30-21-05-251-003	25-15-33-276-012
25-15-32-300-010	25-15-27-300-001	25-15-33-278-002
25-15-32-476-010	25-15-28-426-002	25-15-33-278-005
25-15-32-476-011	25-15-28-451-010	25-15-33-401-001
25-15-33-100-001	25-15-29-300-004	25-15-33-401-003
25-15-33-100-003	25-15-29-400-022	25-15-33-401-006
25-15-33-100-004	25-15-31-400-007	25-15-33-401-007
25-15-33-100-007	25-15-31-400-017	25-15-33-402-001
25-15-33-100-015	25-15-31-400-018	25-15-33-402-007
25-15-33-100-016	25-15-32-100-002	25-15-33-402-010
25-15-33-226-002	25-15-32-100-002	25-15-33-426-002
25-15-33-227-001	25-15-32-100-012	25-15-33-426-004
25-15-33-227-004	25-15-32-100-016	25-15-34-300-005
25-15-33-227-010	25-15-32-100-017	25-15-34-300-013
25-15-33-251-007	25-15-32-100-018	25-15-34-400-002
25-15-33-276-001	25-15-32-226-001	25-15-34-400-005
25-15-33-276-002	25-15-32-251-006	30-21-04-201-023
25-15-33-276-005	25-15-32-251-007	30-21-04-201-024
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25-15-33-278-001	25-15-32-276-020	30-21-05-100-002
25-15-33-278-003	25-15-32-276-029	30-21-05-100-011
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25-15-33-278-006	25-15-32-300-008	30-21-05-100-019
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30-21-06-251-003	91-21-03-102-010	91-21-05-251-002
30-21-06-251-004	91-21-04-100-011	91-21-05-276-006
30-21-06-326-013	91-21-04-100-016	91-21-05-276-007
30-21-09-477-003	91-21-04-100-017	91-21-05-276-008
30-21-09-477-004	91-21-04-151-003	91-21-05-276-009
30-21-10-352-005	91-21-04-151-004	91-21-05-276-010
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30-21-15-226-005	91-21-04-151-006	91-21-05-277-004
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91-15-31-280-007	91-21-04-251-002	91-21-05-301-021
91-15-31-400-004	91-21-04-301-023	91-21-05-302-001
91-15-31-400-016	91-21-04-351-020	91-21-05-302-006
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91-15-31-400-024	91-21-04-351-025	91-21-05-303-002
91-15-31-400-026	91-21-04-351-027	91-21-05-303-003
91-15-31-400-032	91-21-04-351-028	91-21-05-304-001
91-15-31-400-034	91-21-04-351-029	91-21-05-304-002
91-15-32-156-001	91-21-04-351-030	91-21-05-304-004
91-15-32-300-002	91-21-04-352-003	91-21-05-304-005
91-15-32-300-017	91-21-04-352-012	91-21-05-304-008
91-15-32-426-005	91-21-04-352-013	91-21-05-352-001
91-15-32-476-013	91-21-04-352-021	91-21-05-353-004
91-15-32-476-014	91-21-04-352-022	91-21-05-353-006
91-15-33-100-013	91-21-04-352-023	91-21-05-353-008
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91-15-33-300-005	91-21-04-352-030	91-21-05-353-019
91-15-33-402-006	91-21-04-352-031	91-21-05-354-005
91-15-33-452-001	91-21-04-352-033	91-21-05-354-006
91-15-33-476-013	91-21-05-100-005	91-21-05-354-007
91-21-03-101-004	91-21-05-100-006	91-21-05-354-008
91-21-03-101-005	91-21-05-100-008	91-21-05-354-012
91-21-03-102-004	91-21-05-100-010	91-21-05-354-013

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30-21-27-100-001	91-21-06-426-016	91-21-07-405-008
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30-21-27-200-005	91-21-06-426-018	91-21-07-405-012
30-21-27-200-017	91-21-06-426-019	91-21-07-405-013
30-21-28-100-001	91-21-06-451-003	91-21-07-405-014
30-21-28-400-002	91-21-06-451-004	91-21-07-407-001
30-21-28-400-007	91-21-06-476-001	91-21-07-407-002
91-21-04-201-017	91-21-07-226-010	91-21-07-407-003
91-21-05-301-900	91-21-07-226-014	91-21-07-407-004
91-21-05-304-900	91-21-07-226-020	91-21-07-407-005
91-21-06-201-005	91-21-07-226-021	91-21-07-407-006
91-21-06-226-001	91-21-07-226-022	91-21-07-407-007
91-21-06-227-001	91-21-07-282-021	91-21-07-407-008
91-21-06-227-003	91-21-07-282-026	91-21-07-407-009
91-21-06-227-004	91-21-07-402-001	91-21-07-407-014
91-21-06-227-005	91-21-07-402-002	91-21-07-408-001
91-21-06-227-006	91-21-07-402-003	91-21-07-408-002
91-21-06-227-007	91-21-07-403-001	91-21-07-408-003
91-21-06-228-002	91-21-07-403-002	91-21-07-408-004
91-21-06-228-003	91-21-07-403-003	91-21-07-408-005
91-21-06-228-004	91-21-07-403-004	91-21-07-408-006
91-21-06-228-005	91-21-07-403-005	91-21-07-408-007
91-21-06-228-006	91-21-07-403-006	91-21-07-408-008
91-21-06-228-008	91-21-07-403-007	91-21-07-408-009
91-21-06-228-009	91-21-07-403-008	91-21-07-408-010
91-21-06-401-005	91-21-07-403-009	91-21-07-408-011
91-21-06-401-006	91-21-07-404-001	91-21-07-408-012
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91-21-15-276-003	92-21-16-178-012	92-21-16-327-023
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92-21-17-130-008	92-21-17-202-011	92-21-17-212-022
92-21-17-130-009	92-21-17-202-012	92-21-17-212-012
92-21-17-130-010	92-21-17-202-016	92-21-17-212-023
92-21-17-130-010	92-21-17-202-017	92-21-17-212-023
92-21-17-130-011	92-21-17-203-001	92-21-17-212-017
92-21-17-130-012	92-21-17-203-002	92-21-17-214-004
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92-21-17-228-001	93-21-18-228-001	93-21-21-201-010
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30-21-06-326-012	91-21-09-476-003	

**RESOLUTION NO. 2014-11-060R**

**RESOLUTION APPROVING AN ENTERPRISE ZONE INTERGOVERNMENTAL  
AGREEMENT BETWEEN THE CITY OF URBANA, ILLINOIS AND THE COUNTY  
OF CHAMPAIGN, ILLINOIS**

**WHEREAS**, the City of Urbana, Illinois (the “City”), is a home-rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

**WHEREAS**, the County of Champaign, Illinois (the “County”), is a home-rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

**WHEREAS**, Section 10 of Article VII of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. enable the City and County to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

**WHEREAS**, the City and the County seek to enter into an intergovernmental agreement for the designation, approval by the State of Illinois, commencement, and operation of an Enterprise Zone;

**WHEREAS**, the City and the County have adopted ordinances establishing an Enterprise Zone (the “Ordinances”); and

**WHEREAS**, the Ordinances are required for a joint application by the City and the County to the State of Illinois for designation of an Enterprise Zone under the provisions of the Illinois Enterprise Zone Act (20 ILCS 655/1, et seq.) (the “Act”).

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

Section 1. That the agreement entitled "Enterprise Zone Intergovernmental Agreement between the City of Urbana and Champaign County", in substantially the form appended hereto and incorporated by reference into this Resolution is hereby approved.

Section 2. That the Mayor of the City of Urbana shall be and hereby is authorized to enter into and execute said Agreement in substantially the form appended hereto.

Section 3. That the City Clerk is hereby directed to transmit a copy of this Resolution to the County Clerk of Champaign County.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_ ,  
2014.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor



**ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY  
OF URBANA AND CHAMPAIGN COUNTY**

This Enterprise Zone Intergovernmental Agreement Between the City of Urbana and Champaign County (hereinafter, "Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between the City of Urbana, Illinois (hereinafter, the "City") and the County of Champaign, Illinois (hereinafter, the "County") (collectively, hereinafter, the "Parties").

**WHEREAS**, Section 10 of Article VII of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. enable the Parties to enter into agreements among themselves and provide authority for intergovernmental cooperation.

**WHEREAS**, the Parties have each adopted ordinances (hereinafter collectively referred to as "the Ordinances") establishing an Enterprise Zone (hereinafter, "Zone") including portions of real property located in both the City and the County;

**WHEREAS**, this Agreement is part of a joint application to the State of Illinois Department of Commerce and Economic Opportunity (hereinafter referred to as "the Department") by the Parties for designation of an Enterprise Zone under the provisions of the Illinois Enterprise Zone Act (20 ILCS 655/1, et seq.) (hereinafter referred to as "Act"); and

**WHEREAS**, if the joint Zone application of the Parties is approved by the State of Illinois pursuant to the Act, the Parties desire to establish, maintain, and jointly operate a Zone in an efficient and effective manner in keeping with the terms of the Act and the rules and regulations promulgated by the Department for the operation of a Zone.

**NOW**, in exchange of good, valuable and mutual consideration which the Parties acknowledge as having in hand received and in consideration of the terms, conditions and covenants contained herein, the Parties hereto agree as follows:

**SECTION 1: Description of Zone Area.** The boundaries of the Zone are those set forth in the Ordinances as approved by both Parties and the Department in accordance with the Act. The boundaries of the Zone are also set forth in the legal description attached hereto, marked "Exhibit A" and made a part hereof.

**SECTION 2: Term and Effect** The term of the Zone shall commence on January 1, 2016 or such other date as certified by the Department pursuant to the Act, and shall terminate at midnight on December 31, the 15<sup>th</sup> year after the year in which the Zone is certified, unless otherwise provided for by the Department or if the Zone is earlier decertified in accordance with the Act.

**SECTION 3. Incentives and Benefits Offered in the Zone.** The Parties shall offer the following incentives:

- (a) Property Tax Abatements: The Parties shall take all action appropriate and necessary to join with other taxing bodies in abating increases in real estate taxes as an incentive for economic development within the Zone pursuant to the Act, the Ordinances, and further subject to the authorization and limitations set forth in resolution or ordinance by any participating taxing body.
- (b) Building Materials Exemption Certificates: The City and the County shall offer “Building Materials Exemption Certificates”, as defined in the Act, to those eligible projects pursuant to the Act and further subject to the limitations set forth in the Ordinances.

SECTION 4: Management of the Enterprise Zone.

- (a) Zone Administrator. The Mayor of the City of Urbana shall appoint the Administrator of the Enterprise Zone (the “Administrator”).
- (b) Deputy Zone Administrator. The Executive Director of the Champaign County Regional Planning Commission, or his or her designated employee of said Regional Planning Commission, shall be Deputy Administrator of the Enterprise Zone (the “Deputy”).
- (c) The duties and responsibilities of the Zone Administrator and the Deputy Zone Administrator shall be as follows:
  - (1) Administration; Project Eligibility. The Administrator shall administer and enforce the Agreement and operate and manage the Zone, to the extent that the Zone includes properties located within the City. The Deputy shall administer and enforce the Agreement, and operate and manage the Zone, to the extent that the Zone includes properties located outside of the City.
  - (2) Records. The Administrator and Deputy shall maintain records associated with Zone activities and projects located within their respective jurisdictions and necessary to the preparation of reports required by the State of Illinois.
  - (3) Reporting. The Administrator and Deputy shall convene two meetings annually of representatives of all taxing partners participating in the Zone to provide information on incentives, Zone amendments and all other Zone business. A meeting shall be noticed and convened twice each year during which the Zone shall be in effect. The meetings shall be noticed and conducted in accordance with the Illinois Open Meetings Act.
  - (4) Administrative Rules and Guidelines. The Administrator and Deputy shall, pertinent to their respective duties, create, document and make available to the public such administrative rules and guidelines as are deemed necessary to operate and manage the Zone. Such administrative rules and guidelines shall be supportive of, fully consistent with, and subsidiary to: 1) the provisions and intent of the Act, the Ordinances, and this Agreement; and, 2) the directives of the Department. Such administrative rules and guidelines shall also be supportive of and consistent with the authorizations and limitations of any taxing body which abates increases in real estate taxes as an incentive for economic development within the Zone pursuant to the Act.

SECTION 5. Cost of Zone Management and Operation

- (a) Operating expenses for the administration of the Zone may include, but are not limited to:
- (1) Staff salaries and fringe benefits of the Administrator and Deputy shall be the responsibility of the City and the County, respectively.
  - (2) Dues, fees and travel expenses associated with professional development and training specific to the administration of the Zone for the Administrator and Deputy shall be the responsibility of the City and the County, respectively.
  - (3) All other expenses shall be paid for by the City unless otherwise agreed to by the County, including:
    - i. Expenses related to promoting the incentives and benefits of the Zone and engaging businesses operating within the Zone, e.g. marketing, advertising, events, workshops and presentations.
    - ii. Clerical, copying, printing, postage and minor equipment expenses associated with annual meetings and reporting to the State of Illinois and the Department.
    - iii. Consulting services for the establishment and revision of administrative and operating procedures, marketing programs, modification to Zone boundaries or incentives, initiation of Designated Zone Organizations and projects.

SECTION 6: Designated Zone Organizations. The Administrator or Deputy may recommend one or more organizations that may qualify as Designated Zone Organizations under the provisions of the Act. Upon approval by both the Administrator and Deputy, the Designated Zone Organization may:

- (a) Exercise authority for the enforcement of any code, permit, or licensing procedure within the Zone;
- (b) Provide a forum for business, labor and government action or enterprise zone innovations;
- (c) Receive title to publicly-owned land;
- (d) Solicit and receive contributions to improve the quality of life in the Zone; and
- (e) Perform such other functions as the Parties may deem appropriate, not inconsistent with the Act.

SECTION 7. Notices. Notice hereunder shall be considered delivered, whether delivered personally or sent by certified mail, return-receipt requested, postage prepaid, to:

Mayor of Urbana  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

County Administrator  
Champaign County  
1776 E. Washington Street  
Urbana, IL 61802

Enterprise Zone Administrator

Deputy Enterprise Zone Administrator

City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

Champaign County Regional Planning  
Commission  
1776 E. Washington Street  
Urbana, IL 61802

Notices sent by certified mail, return-receipt requested shall be deemed effective the fourth day following placement with the U.S. Postal Service if placed in a properly stamped and addressed envelope. Notices delivered personally shall be deemed effective the day following the day of personal delivery.

This Agreement is made as of the year and day first above written.

CITY OF URBANA, ILLINOIS

COUNTY OF CHAMPAIGN, ILLINOIS

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Board Chair

Attest: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
County Clerk

## EXHIBIT A

### Legal Description

The boundary of the Urbana Enterprise Zone is represented in the attached map. This boundary is inclusive of all of the parcels identified below by their respective Parcel Index Numbers as of November 19<sup>th</sup>, 2014.

91-21-03-102-005	93-21-22-329-001	93-21-28-408-012
91-21-03-102-006	93-21-22-329-004	93-21-28-407-011
91-21-10-403-007	93-21-22-329-007	93-21-28-404-008
91-21-10-403-019	93-21-22-331-003	93-21-22-351-007
91-21-10-403-020	93-21-22-331-005	93-21-22-427-012
91-21-10-404-010	93-21-22-331-007	93-21-22-427-011
91-21-10-404-017	93-21-22-332-003	93-21-22-427-010
91-21-10-408-002	93-21-22-332-004	93-21-22-426-047
91-21-10-409-009	93-21-22-332-006	93-21-22-426-048
91-21-10-409-010	93-21-22-332-015	91-21-03-102-011
91-21-10-409-018	93-21-22-332-016	91-21-04-228-019
91-21-10-409-021	93-21-22-333-004	91-21-04-228-021
91-21-10-409-022	93-21-22-333-006	25-15-28-451-001
91-21-10-410-027	93-21-22-401-005	25-15-28-451-004
91-21-15-383-010	93-21-22-402-010	25-15-28-451-007
91-21-15-383-009	93-21-22-403-002	25-15-28-451-008
91-21-15-383-004	93-21-22-405-003	25-15-28-451-009
91-21-15-383-003	93-21-22-426-004	25-15-28-451-012
92-21-17-232-009	93-21-22-451-005	25-15-28-452-001
93-21-21-202-001	93-21-22-451-007	25-15-28-452-004
93-21-22-103-019	93-21-22-451-010	25-15-28-452-005
93-21-22-104-009	93-21-22-451-011	25-15-28-476-001
93-21-22-180-002	93-21-22-451-012	25-15-28-476-002
93-21-22-181-004	93-21-22-451-013	25-15-28-476-005
93-21-22-256-003	93-21-22-452-008	25-15-28-476-006
93-21-22-256-004	93-21-28-286-004	25-15-29-300-005
93-21-22-258-012	93-21-28-427-017	25-15-31-400-031
93-21-22-258-014	93-21-28-405-022	25-15-32-100-001
93-21-22-302-002	93-21-28-405-023	25-15-32-100-003
93-21-22-326-003	93-21-28-405-024	25-15-32-100-005
93-21-22-327-001	93-21-28-405-025	25-15-32-100-006
93-21-22-327-002	93-21-28-405-026	25-15-32-100-007
93-21-22-328-003	93-21-28-405-027	25-15-32-100-008
93-21-22-328-004	93-21-28-408-002	25-15-32-100-013

25-15-32-100-015	25-15-33-402-008	25-15-33-100-005
25-15-32-251-008	25-15-33-402-009	25-15-33-100-006
25-15-32-251-009	25-15-33-426-001	25-15-33-100-014
25-15-32-276-001	25-15-33-426-003	25-15-33-100-018
25-15-32-276-002	25-15-33-476-001	25-15-33-227-002
25-15-32-276-004	25-15-34-300-014	25-15-33-227-003
25-15-32-276-016	25-15-34-400-006	25-15-33-227-005
25-15-32-276-019	30-21-04-201-001	25-15-33-227-006
25-15-32-276-023	30-21-04-201-014	25-15-33-227-007
25-15-32-276-024	91-21-04-201-021	25-15-33-227-008
25-15-32-276-025	91-21-04-201-022	25-15-33-227-009
25-15-32-276-026	30-21-04-352-002	25-15-33-251-003
25-15-32-276-027	30-21-04-426-002	25-15-33-251-005
25-15-32-276-031	30-21-05-100-012	25-15-33-276-009
25-15-32-300-004	30-21-05-100-014	25-15-33-276-010
25-15-32-300-005	30-21-05-251-003	25-15-33-276-012
25-15-32-300-010	25-15-27-300-001	25-15-33-278-002
25-15-32-476-010	25-15-28-426-002	25-15-33-278-005
25-15-32-476-011	25-15-28-451-010	25-15-33-401-001
25-15-33-100-001	25-15-29-300-004	25-15-33-401-003
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25-15-33-100-004	25-15-31-400-007	25-15-33-401-007
25-15-33-100-007	25-15-31-400-017	25-15-33-402-001
25-15-33-100-015	25-15-31-400-018	25-15-33-402-007
25-15-33-100-016	25-15-32-100-002	25-15-33-402-010
25-15-33-226-002	25-15-32-100-002	25-15-33-426-002
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25-15-33-227-004	25-15-32-100-016	25-15-34-300-005
25-15-33-227-010	25-15-32-100-017	25-15-34-300-013
25-15-33-251-007	25-15-32-100-018	25-15-34-400-002
25-15-33-276-001	25-15-32-226-001	25-15-34-400-005
25-15-33-276-002	25-15-32-251-006	30-21-04-201-023
25-15-33-276-005	25-15-32-251-007	30-21-04-201-024
25-15-33-276-007	25-15-32-251-011	30-21-04-201-025
25-15-33-277-001	25-15-32-276-017	30-21-04-201-031
25-15-33-278-001	25-15-32-276-020	30-21-05-100-002
25-15-33-278-003	25-15-32-276-029	30-21-05-100-011
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91-15-32-300-017	91-21-04-352-012	91-21-05-304-008
91-15-32-426-005	91-21-04-352-013	91-21-05-352-001
91-15-32-476-013	91-21-04-352-021	91-21-05-353-004
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30-21-28-400-007	91-21-06-476-001	91-21-07-407-002
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91-21-05-304-900	91-21-07-226-020	91-21-07-407-005
91-21-06-201-005	91-21-07-226-021	91-21-07-407-006
91-21-06-226-001	91-21-07-226-022	91-21-07-407-007
91-21-06-227-001	91-21-07-282-021	91-21-07-407-008
91-21-06-227-003	91-21-07-282-026	91-21-07-407-009
91-21-06-227-004	91-21-07-402-001	91-21-07-407-014
91-21-06-227-005	91-21-07-402-002	91-21-07-408-001
91-21-06-227-006	91-21-07-402-003	91-21-07-408-002
91-21-06-227-007	91-21-07-403-001	91-21-07-408-003
91-21-06-228-002	91-21-07-403-002	91-21-07-408-004
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91-21-06-228-004	91-21-07-403-004	91-21-07-408-006
91-21-06-228-005	91-21-07-403-005	91-21-07-408-007
91-21-06-228-006	91-21-07-403-006	91-21-07-408-008
91-21-06-228-008	91-21-07-403-007	91-21-07-408-009
91-21-06-228-009	91-21-07-403-008	91-21-07-408-010
91-21-06-401-005	91-21-07-403-009	91-21-07-408-011
91-21-06-401-006	91-21-07-404-001	91-21-07-408-012
91-21-06-401-007	91-21-07-404-002	91-21-07-409-004
91-21-06-401-008	91-21-07-404-003	91-21-07-409-005
91-21-06-401-009	91-21-07-404-004	91-21-07-409-010
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91-21-07-409-019	91-21-07-481-001	91-21-07-486-008
91-21-07-409-021	91-21-07-481-002	91-21-07-486-009
91-21-07-409-022	91-21-07-481-005	91-21-07-486-012
91-21-07-409-023	91-21-07-481-006	91-21-07-486-014
91-21-07-409-024	91-21-07-481-017	91-21-07-487-001
91-21-07-412-001	91-21-07-481-020	91-21-07-487-002
91-21-07-413-011	91-21-07-481-022	91-21-07-487-003
91-21-07-414-018	91-21-07-482-002	91-21-07-487-004
91-21-07-428-007	91-21-07-482-006	91-21-07-487-005
91-21-07-428-023	91-21-07-482-012	91-21-07-487-006
91-21-07-429-012	91-21-07-482-013	91-21-07-487-007
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91-21-08-304-013	91-21-08-351-003	91-21-08-376-011
91-21-08-304-014	91-21-08-352-003	91-21-08-376-012
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91-21-08-306-002	91-21-08-352-010	91-21-08-376-036
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91-21-08-306-007	91-21-08-355-007	91-21-08-383-004
91-21-08-306-008	91-21-08-355-008	91-21-08-384-009
91-21-08-306-009	91-21-08-355-009	91-21-08-384-014
91-21-08-306-010	91-21-08-355-020	91-21-08-384-012
91-21-08-307-001	91-21-08-356-001	91-21-08-384-013
91-21-08-307-003	91-21-08-356-002	91-21-08-384-015
91-21-08-307-004	91-21-08-356-003	91-21-08-402-009
91-21-08-307-005	91-21-08-356-004	91-21-08-403-004
91-21-08-307-006	91-21-08-356-008	91-21-08-403-009
91-21-08-308-021	91-21-08-356-009	91-21-08-403-010
91-21-08-309-001	91-21-08-356-010	91-21-08-404-003
91-21-08-309-002	91-21-08-357-001	91-21-08-404-004
91-21-08-309-003	91-21-08-357-002	91-21-08-404-005
91-21-08-309-004	91-21-08-357-003	91-21-08-404-006
91-21-08-309-005	91-21-08-357-005	91-21-08-404-007
91-21-08-309-006	91-21-08-360-003	91-21-08-404-029
91-21-08-309-007	91-21-08-360-004	91-21-08-405-018
91-21-08-309-008	91-21-08-360-005	91-21-08-405-026
91-21-08-309-009	91-21-08-360-006	91-21-08-405-027
91-21-08-325-001	91-21-08-360-007	91-21-08-405-033
91-21-08-327-006	91-21-08-360-008	91-21-08-405-034

91-21-08-405-036	91-21-08-453-018	91-21-08-478-017
91-21-08-405-037	91-21-08-455-003	91-21-08-478-018
91-21-08-405-038	91-21-08-455-004	91-21-08-480-003
91-21-08-405-039	91-21-08-455-008	91-21-08-480-004
91-21-08-426-002	91-21-08-455-012	91-21-08-480-011
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91-21-08-427-011	91-21-08-457-015	91-21-08-481-011
91-21-08-428-002	91-21-08-457-016	91-21-08-481-013
91-21-08-428-003	91-21-08-457-019	91-21-08-481-013
91-21-08-428-005	91-21-08-457-020	91-21-06-451-005
91-21-08-428-010	91-21-08-457-021	91-21-07-430-005
91-21-08-428-011	91-21-08-457-022	91-21-07-476-005
91-21-08-428-013	91-21-08-457-023	91-21-07-476-006
91-21-08-429-003	91-21-08-458-001	91-21-07-476-007
91-21-08-429-004	91-21-08-458-002	91-21-07-476-010
91-21-08-451-001	91-21-08-458-003	91-21-07-476-011
91-21-08-451-002	91-21-08-458-004	91-21-07-476-012
91-21-08-451-003	91-21-08-458-005	91-21-07-476-013
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91-21-08-451-006	91-21-08-458-010	91-21-07-476-018
91-21-08-451-007	91-21-08-459-002	91-21-07-476-020
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91-21-08-451-009	91-21-08-459-005	91-21-07-477-006
91-21-08-451-010	91-21-08-461-002	91-21-07-477-007
91-21-08-451-011	91-21-08-461-003	91-21-07-477-012
91-21-08-451-012	91-21-08-461-012	91-21-07-477-013
91-21-08-451-013	91-21-08-461-009	91-21-07-477-014
91-21-08-453-003	91-21-08-461-011	91-21-07-478-001
91-21-08-453-007	91-21-08-462-001	91-21-07-478-002
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91-21-08-453-009	91-21-08-476-002	91-21-07-478-004
91-21-08-453-010	91-21-08-476-004	91-21-07-478-005
91-21-08-453-013	91-21-08-476-005	91-21-08-279-011
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91-21-08-453-017	91-21-08-478-016	91-21-07-478-016

91-21-07-505-003	91-21-09-403-006	91-21-10-405-029
91-21-08-355-900	91-21-09-403-007	91-21-10-405-035
91-21-08-355-901	91-21-09-403-008	91-21-10-405-036
91-21-08-376-900	91-21-09-404-001	91-21-10-406-014
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91-21-09-103-022	91-21-10-403-014	91-21-10-409-005
91-21-09-103-023	91-21-10-403-015	91-21-10-409-006
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91-21-09-151-009	91-21-10-403-018	91-21-10-409-011
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91-21-09-151-011	91-21-10-403-022	91-21-10-409-013
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91-21-09-376-010	91-21-10-403-030	91-21-10-409-025
91-21-09-376-011	91-21-10-403-031	91-21-10-409-026
91-21-09-379-012	91-21-10-403-032	91-21-10-409-027
91-21-09-379-018	91-21-10-403-033	91-21-10-410-007
91-21-09-402-004	91-21-10-403-034	91-21-10-410-008
91-21-09-402-011	91-21-10-403-035	91-21-10-410-010
91-21-09-402-012	91-21-10-403-036	91-21-10-410-011
91-21-09-402-013	91-21-10-403-038	91-21-10-410-012
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91-21-09-403-005	91-21-10-404-016	91-21-10-410-018

91-21-10-410-022	91-21-15-383-019	92-21-16-181-007
91-21-10-410-023	91-21-15-383-020	92-21-16-181-008
91-21-10-410-024	91-21-15-383-021	92-21-16-181-009
91-21-10-410-025	91-21-15-383-022	92-21-16-182-001
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91-21-14-101-002	91-21-15-383-024	92-21-16-182-003
91-21-15-226-006	91-21-15-383-025	92-21-16-182-004
91-21-15-226-007	91-21-15-383-026	92-21-16-182-005
91-21-15-226-008	91-21-15-383-027	92-21-16-182-006
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91-21-15-226-013	91-21-15-383-029	92-21-16-182-008
91-21-15-226-019	91-21-15-383-030	92-21-16-200-021
91-21-15-226-020	91-21-15-383-031	92-21-16-200-022
91-21-15-226-021	91-21-15-383-032	92-21-16-327-004
91-21-15-226-022	91-21-15-391-013	92-21-16-327-005
91-21-15-226-023	92-21-16-101-001	92-21-16-327-011
91-21-15-226-024	92-21-16-128-024	92-21-16-327-012
91-21-15-226-025	92-21-16-129-003	92-21-16-327-016
91-21-15-226-026	92-21-16-129-024	92-21-16-327-017
91-21-15-226-027	92-21-16-178-011	92-21-16-327-022
91-21-15-276-003	92-21-16-178-012	92-21-16-327-023
91-21-15-276-004	92-21-16-178-018	92-21-16-327-024
91-21-15-381-001	92-21-16-178-019	92-21-16-401-001
91-21-15-382-009	92-21-16-178-020	92-21-16-401-011
91-21-15-382-008	92-21-16-178-021	92-21-16-401-024
91-21-15-382-007	92-21-16-178-022	92-21-16-401-021
91-21-15-382-006	92-21-16-178-024	92-21-16-401-022
91-21-15-382-005	92-21-16-178-025	92-21-16-401-023
91-21-15-382-004	92-21-16-179-011	92-21-16-402-001
91-21-15-382-002	92-21-16-179-012	92-21-17-101-005
91-21-15-382-001	92-21-16-179-013	92-21-17-101-007
91-21-15-383-016	92-21-16-180-001	92-21-17-101-008
91-21-15-383-015	92-21-16-180-002	92-21-17-102-006
91-21-15-383-014	92-21-16-180-003	92-21-17-102-007
91-21-15-383-013	92-21-16-180-004	92-21-17-103-001
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91-21-15-383-018	92-21-16-181-006	92-21-17-104-008

92-21-17-104-009	92-21-17-139-003	92-21-17-210-001
92-21-17-104-010	92-21-17-140-008	92-21-17-210-002
92-21-17-109-002	92-21-17-141-008	92-21-17-210-003
92-21-17-109-003	92-21-17-141-003	92-21-17-210-006
92-21-17-109-004	92-21-17-141-004	92-21-17-210-007
92-21-17-110-019	92-21-17-141-005	92-21-17-210-008
92-21-17-110-020	92-21-17-210-009	92-21-17-211-001
92-21-17-110-024	92-21-17-201-001	92-21-17-211-002
92-21-17-110-026	92-21-17-201-002	92-21-17-211-003
92-21-17-126-002	92-21-17-201-003	92-21-17-211-004
92-21-17-126-008	92-21-17-201-007	92-21-17-211-005
92-21-17-130-001	92-21-17-201-009	92-21-17-211-009
92-21-17-130-002	92-21-17-202-001	92-21-17-212-001
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92-21-17-130-005	92-21-17-202-004	92-21-17-212-006
92-21-17-130-006	92-21-17-202-007	92-21-17-212-007
92-21-17-130-007	92-21-17-202-008	92-21-17-212-010
92-21-17-130-008	92-21-17-202-011	92-21-17-212-022
92-21-17-130-009	92-21-17-202-012	92-21-17-212-012
92-21-17-130-010	92-21-17-202-016	92-21-17-212-023
92-21-17-130-010	92-21-17-202-017	92-21-17-212-023
92-21-17-130-011	92-21-17-203-001	92-21-17-212-017
92-21-17-130-012	92-21-17-203-002	92-21-17-214-004
92-21-17-130-013	92-21-17-203-003	92-21-17-214-006
92-21-17-130-014	92-21-17-203-004	92-21-17-212-020
92-21-17-130-015	92-21-17-203-008	92-21-17-213-004
92-21-17-130-016	92-21-17-204-008	92-21-17-213-005
92-21-17-130-017	92-21-17-205-003	92-21-17-214-001
92-21-17-131-001	92-21-17-205-015	92-21-17-214-005
92-21-17-131-005	92-21-17-206-001	92-21-17-215-005
92-21-17-131-006	92-21-17-206-002	92-21-17-227-003
92-21-17-131-014	92-21-17-206-005	92-21-17-227-004
92-21-17-135-001	92-21-17-206-006	92-21-17-227-005
92-21-17-135-002	92-21-17-206-007	92-21-17-227-006
92-21-17-135-003	92-21-17-206-030	92-21-17-227-007
92-21-17-135-004	92-21-17-206-031	92-21-17-227-008
92-21-17-135-015	92-21-17-206-030	92-21-17-227-009
92-21-17-136-005	92-21-17-206-023	92-21-17-227-010
92-21-17-136-012	92-21-17-206-025	92-21-17-227-011
92-21-17-136-013	92-21-17-206-030	92-21-17-228-001
92-21-17-139-001	92-21-17-206-028	92-21-17-228-002
92-21-17-139-002	92-21-17-206-029	92-21-17-228-005

92-21-17-228-010	93-21-18-228-011	93-21-21-201-013
92-21-17-229-009	93-21-18-228-012	91-21-15-382-003
92-21-17-232-001	93-21-18-228-013	92-21-17-208-002
92-21-17-232-002	93-21-18-228-023	93-21-18-227-010
92-21-17-232-004	93-21-18-228-020	93-21-21-200-027
92-21-17-232-010	93-21-18-228-021	91-21-08-503-002
92-21-17-233-001	93-21-18-228-022	91-21-08-504-001
92-21-17-233-002	93-21-21-126-004	91-21-08-504-002
92-21-17-233-003	93-21-21-126-009	91-21-08-504-003
92-21-17-233-004	93-21-21-126-019	91-21-09-404-900
92-21-17-233-005	93-21-21-126-029	91-21-09-505-001
92-21-17-233-006	93-21-21-126-031	91-21-15-226-900
92-21-17-233-007	93-21-21-126-033	92-21-17-202-900
92-21-17-251-005	93-21-21-126-039	93-21-20-100-007
92-21-17-251-006	93-21-21-126-040	93-21-20-100-008
92-21-17-251-007	93-21-21-126-044	93-21-21-201-016
92-21-17-251-008	93-21-21-126-045	93-21-21-201-017
92-21-17-252-005	93-21-21-126-046	93-21-21-201-018
92-21-17-252-006	93-21-21-126-047	93-21-21-202-002
92-21-17-252-009	93-21-21-126-048	93-21-21-202-077
92-21-17-252-013	93-21-21-126-049	93-21-21-202-078
92-21-17-252-014	93-21-21-126-050	93-21-21-202-079
92-21-17-253-001	93-21-21-126-051	93-21-21-202-089
92-21-17-253-002	93-21-21-176-011	93-21-21-202-090
92-21-17-253-010	93-21-21-176-012	93-21-21-279-002
92-21-17-253-009	93-21-21-176-013	93-21-21-279-003
92-21-17-254-012	93-21-21-176-014	93-21-21-279-004
92-21-17-254-004	93-21-21-176-018	93-21-21-280-001
92-21-17-254-005	93-21-21-176-019	93-21-21-280-002
92-21-17-254-010	93-21-21-180-001	93-21-21-280-003
92-21-17-258-003	93-21-21-180-009	93-21-21-280-004
92-21-17-258-004	93-21-21-180-010	93-21-21-280-005
92-21-17-258-005	93-21-21-180-011	93-21-21-280-006
92-21-17-276-001	93-21-21-200-042	93-21-21-280-007
92-21-17-276-002	93-21-21-200-026	93-21-21-280-008
92-21-17-276-006	93-21-21-201-003	93-21-21-280-009
92-21-17-280-011	93-21-21-201-005	93-21-21-280-012
93-21-18-227-007	93-21-21-201-006	93-21-21-280-016
93-21-18-227-008	93-21-21-201-007	93-21-21-281-003
93-21-18-227-009	93-21-21-201-009	93-21-21-281-004
93-21-18-228-001	93-21-21-201-010	93-21-21-400-033
93-21-18-228-005	93-21-21-201-011	93-21-21-400-026
93-21-18-228-010	93-21-21-201-012	93-21-21-401-020

93-21-21-401-021	93-21-22-103-023	93-21-22-181-001
93-21-21-401-026	93-21-22-103-024	93-21-22-181-002
93-21-21-403-001	93-21-22-103-025	93-21-22-181-003
93-21-21-404-001	93-21-22-103-026	93-21-22-181-005
93-21-21-404-002	93-21-22-103-027	93-21-22-181-006
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25-15-31-400-038

25-15-31-280-005

**RESOLUTION NO. 2014-11-061R**

**RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENT FOR  
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTY  
IMPROVEMENTS IN THE URBANA ENTERPRISE ZONE**

WHEREAS, the City of Urbana, Illinois (the “City”) and the County of Champaign, Illinois (the “County”) are applying for an Illinois Enterprise Zone designation for a portion of the territory which lies within the City of Urbana and unincorporated areas of Champaign County; and

WHEREAS, both the initial designation as an Enterprise Zone pursuant to the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. and the eventual success of an Enterprise Zone depend upon community support and the nature of incentives to be offered; and

WHEREAS, the Enterprise Zone designation will serve the interest of all local taxing authorities and the entire community by stimulating economic revitalization;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

1. That the City endorses a community wide effort to obtain Enterprise Zone designation.
2. That the City shall take all action appropriate and necessary to join with other taxing bodies in abating increases in real estate taxes as an incentive for economic development within the Enterprise Zone pursuant to the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. and further subject to the following limitations:

- a. The abatement shall pertain only to parcels within the Enterprise Zone which have been improved after the designation of the Enterprise Zone by the State of Illinois.
- b. The abatement shall pertain only to those projects on parcels within the Enterprise Zone which on or after the first day of Enterprise Zone certification:
  - i. Have been granted a building permit by the City of Urbana, or
  - ii. Exist in unincorporated Champaign County and have either been granted a zoning use permit by Champaign County or involve the rehabilitation of an existing structure that does not require a Champaign County zoning use permit.
- c. While the abatement is in effect, the City shall continue to receive real estate property taxes based on the equalized assessed value established for the property tax year immediately preceding the year in which the qualifying project is commenced.
- d. The abatement shall apply only to the increase in assessed valuation resulting from the improvements or renovations of the qualifying project.
- e. The abatement shall commence with the first tax year after the improvement has been assessed.
- f. The abatement shall only apply to:
  - i. Commercial or industrial projects of a minimum project cost of \$100,000. Mixed-use projects are only eligible if at least twenty (20)

percent of all premise square footage is dedicated to a commercial or industrial use.

ii. New construction projects of a minimum project cost of \$80,000 creating at least one:

1. single family residence,
2. duplex or two-family residence,
3. townhome, or
4. other zero-lot-line single family residence.

g. The abatement for a particular project referenced in subsection 2.f shall be in effect according to the following criteria:

i. The abatement for qualifying commercial, industrial or mixed-use projects which result in the creation of not more than ten (10) full-time jobs shall be in effect for a period of five (5) years and shall be applied to the taxes corresponding to the increase in assessed value resulting from improvements according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 80% abatement

Tax Year 3: 60% abatement

Tax Year 4: 40% abatement

Tax Year 5: 20% abatement

ii. The abatement for qualifying commercial, industrial or mixed-use projects which result in the creation of not less than eleven (11) full-time jobs and not more than forty-nine (49) full-time jobs shall be in

effect for a period of six (6) years and shall be applied to the taxes corresponding to the increase in assessed valuation resulting from improvements according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 100% abatement

Tax Year 3: 80% abatement

Tax Year 4: 60% abatement

Tax Year 5: 40% abatement

Tax Year 6: 20% abatement

- iii. The abatement for qualifying commercial, industrial or mixed-use projects which result in the creation of not less than fifty (50) full-time jobs shall be in effect for a period of seven (7) years and shall be applied to the taxes corresponding to the increase in assessed valuation resulting from improvements according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 100% abatement

Tax Year 3: 100% abatement

Tax Year 4: 80% abatement

Tax Year 5: 60% abatement

Tax Year 6: 40% abatement

Tax Year 7: 20% abatement

- iv. The abatement for a qualifying residential project shall be in effect for a period of five (5) years and shall be applied only to the taxes



corresponding to the increase in assessed valuation resulting from new construction according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 80% abatement

Tax Year 3: 60% abatement

Tax Year 4: 40% abatement

Tax Year 5: 20% abatement

- h. The said real estate tax abatement shall terminate upon the expiration of the Enterprise Zone designation.
  - i. In the case of property within a redevelopment area created pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3 et. seq., no abatement shall be granted.
3. The City Clerk is hereby directed to send a certified copy of this Resolution to the County Clerk of Champaign County.
4. Notice hereunder shall be considered delivered, whether delivered personally or sent by certified mail, postage prepaid, to:

Mayor of Urbana  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

County Administrator  
Champaign County  
1776 E. Washington Street  
Urbana, IL 61802

Enterprise Zone Administrator  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

Deputy Enterprise Zone Administrator  
Champaign County Regional Planning  
Commission  
1776 E. Washington Street  
Urbana, IL 61802

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

Laurel Lunt Prussing, Mayor