

# JANUARY BUSINESS & DEVELOPMENT

Community Development Services Department

Laurel Lunt Prussing, Mayor

Elizabeth H. Tyler, Community Development Director

February 13, 2016



## Updates



### URBANA ARTS GRANTS PROGRAM

The Urbana Arts Grants Program application period for the 2017 Urbana Arts Grants Program closed February 6th, 2017, with the City receiving a total of forty-six applications. For 2017, the Center for Latin American and Caribbean Studies (CLACS) has pledged an additional \$500 in addition to the \$47,500 in funds available through the City of Urbana. Grantees will be selected and announced in mid-March. To learn more, visit [urbanaininois.us/artsgrants](http://urbanaininois.us/artsgrants).



### OPEN SCENE

DJ Derek Linzy, writer Andrea Perkins, hip hop artists Mother Nature, and theater collective Hill L. Waters were selected to lead weekend intensives at the Independent Media Center with youth and adult participants. These weekend intensives will take place between late February and April 2017 and will include arts workshops, dialogues, and public showcases to explore a theme of social justice and community development through an artistic discipline.



### BUSINESS OUTREACH

In January, Economic Development staff met with Boomerangs Bar and Grill, Twin Cities Tent and Awning, Einstein Brothers Bagels, and Rose Bowl Tavern to discuss business needs and opportunities for expansion.



### THINK URBANA MARKETING

Economic Development staff continues to market the Think Urbana program including presenting to ReMax Realtors on February 1st and appearing on the January episode of It's All About U. Staff is also organizing the new Urbana Homebuilders Breakfast, Business and Development Luncheon, and Realtors Bus Tour. In addition, City staff will have a booth at the Home Garden & Design Expo to further market the program.



### AFFORDABLE HOUSING

Construction continues on the 33-unit Highland Green project on Kerr Avenue in north Urbana. TWG Development of Indianapolis has progressed in its purchase of both the Aspen Court and Washington School properties. In a joint procurement effort, the Housing Authority of Champaign County selected Brinshore Development of Northbrook, Illinois to be the developer at the Urbana Townhomes site in east Urbana, along with other projects in the County.



### DEPARTMENT OUTREACH

Community Development Director Libby Tyler attended the New Partners for Smart Growth Conference in Saint Louis on February 2nd -5th. She presented at a National American Planning Association Webinar on February 1st entitled "Planning Skills and Thrills" and appeared on the WDWS morning show on February 8th, discussing local economic development and planning issues.



### STAFF UPDATES

Danis Pelmore has been hired as a new Housing Inspector in the Building Safety Division. Danis has an extensive background in real estate and property management. January 20th was the Public Arts Coordinator Pauline Tannos' last day at the City. The City will soon post a listing for the Public Arts Coordinator. In the interim, Brandon Boys will serve as active Public Arts Coordinator, with assistance by the Public Arts Intern Morgan White and other Economic Development staff.

## Upcoming Events



FEBRUARY 16, 12:00pm-1:30pm

Champaign County Chamber of Commerce will honor the 2015 ATHENA Awards. See more at: [champaigncounty.org/events](http://champaigncounty.org/events). Champaign County Club, 1211 S Prospect Ave.



FEBRUARY 23, 8:00am-10:00am:

Urbana Homebuilders Breakfast, Economic Development staff and local homebuilders will present on the Think Urbana residential development incentive program. Eastland Suites, 1907 N Cunningham Ave.



FEBRUARY 24, 7:30am:

Contractors Breakfast, the cities of Champaign, Urbana, Rantoul, and Champaign County will present on various Housing Rehabilitation Programs. El Toro, 2561 W Springfield Ave.



FEBRUARY 24 & 26:

Open Scene Public Workshops - Derek Linzy. Independent Media Center, 202 S Broadway Ave.



FEBRUARY 28, 12:00pm-1:30pm:

Business and Development Luncheon: Think Urbana. Economic Development staff will present on the Think Urbana residential development incentive program. Attie's Bar and Grill, 2600 S Stone Creek Blvd..



FEBRUARY 23, 7:30pm-9:00pm

Urbana Business Association Connections Over Coffee. City View, 45 E University Ave.



MARCH 3, 4:00pm-7:00pm:

CSA Fair, CSA means Community Supported Agriculture and it's a fun and easy way to invest in your local farms, getting a share of their harvest in return! Urbana Civic Center, 108 E Water St.



MARCH 3:

Urbana First Friday, Downtown Urbana.



MARCH 3, 5:30-8:30pm:

12th Annual Innovation Celebration. Parkland College Student Union, 2400 W Bradley Ave.



MARCH 10 & 12:

Open Scene Public Workshops - Andrea Perkins. Independent Media Center, 202 S Broadway Ave.



MARCH 24 & 26:

Open Scene Public Workshops - Mother Nature. Urbana-Champaign Independent Media Center, 202 S Broadway Ave.



APRIL 7-9:

Boneyard Arts Festival, Urbana Boneyard Celebration will be held on April 8th.



APRIL 8-9:

Home Garden & Design Expo with UBA Market in the Square, Lincoln Square Mall, 300 S Broadway Ave.



APRIL 13, 8:30am-11:00am:

2017 Realtor Bus Tour, the tour will highlight subdivisions with Think Urbana plots and Urbana amenities. Attie's Bar and Grill, 2600 S Stone Creek Blvd.



APRIL 14 & 16:

Open Scene Public Workshops - Hill L. Waters. Independent Media Center, 202 S Broadway Ave.

## Development Activity

CURRENT PROJECTS					
BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE	PROJECT COST	APPROVED INCENTIVES
<b>D o w n t o w n</b>					
Bluebird Boutique	<i>Women's Apparel</i>	212 W Green	New Business	Unknown	-
Schnucks	<i>Grocery Store</i>	200 N Main	Renovation - Under Construction	\$893,550	-
Stephens Building	<i>Mixed use – 4 units</i>	218 W Main	Rehab - Under Construction	\$350,000	TDA, EZST
Cherry Tree Cafe	<i>Cafe</i>	129 N Race	Renovation - Under Construction	\$55,000	TDA, TBG, EZST
25 O'Clock Brewery	<i>Brewery</i>	208 W. Griggs	Renovation - Under Construction	\$210,000	TRI, EZST
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Partial Plans Submitted	Unknown	TDA, EZST
<b>University - Medical</b>					
Third Eye Tattoo	<i>Tattoo Parlor</i>	110 E University	Renovation - Complete	\$76,500	-
Burger King	<i>Restaurant</i>	1106 E University	Renovation - Complete	\$907,001	EZST, EZPT
CUMTD	<i>Government</i>	803 E University	Expansion - Under Construction	\$8,225,960	-
Dairy Queen	<i>Fast Food</i>	911 W University	Renovation - Under Construction	\$250,000	-
Panda Express	<i>Quick Service Restaurant</i>	106 E University	New - Plans Review Completed	Unknown	-
West Green Apartments	<i>Multi-Family Apartment</i>	708 and 710 W Green	New - Plans Under Review	Unknown	-
<b>N o r t h L i n c o l n A v e n u e</b>					
Mosque & Islamic	<i>Religious</i>	106 S Lincoln	New - Under Construction	\$1,471,786	-
Leek & Sons	<i>Funeral Home</i>	Avenue 1215 Bradley	New - Under Construction	\$1,260,043	EZST, EZPT
Gaming Parlor	<i>Gaming</i>	2002 N Lincoln	Remodel - Under Construction	\$10,000	-
Holiday Inn Express	<i>Hotel</i>	1003 W Killarney	Remodel - Under Construction	\$120,000	-

TDA: TIF Development Agreement  
 TRI: TIF Redevelopment Incentive

TBG: TIF Business Grant  
 EZST: Enterprise Zone Sales Tax Exemption

EZPT: Enterprise Zone Property Tax Abatement

**C u n n i n g h a m   A v e n u e**

Cell Tower	<i>Cell Tower</i>	2000 N. Cunningham	New - Under Construction	\$10,000	-
Highland Green	<i>Affordable Workforce &amp; Veteran – 33 Units</i>	401 & 403 E Kerr	New - Under Construction	\$4,041,765	EZST, EZPT

**S o u t h e a s t   U r b a n a**

Ballet Studio	<i>Dance Studio</i>	The Pines	New Business	Unknown	-
FBM Drywall	<i>Manufacturer</i>	Industrial Circle Suite 2-3	Remodel - Complete	\$198,000	EZST, EZPT
Walmart	<i>Retail Store</i>	100 S High Cross	Renovation - Complete	\$315,000	-
Clark-Lindsey Village	<i>Assisted Living (24 Residents)/ Wellness Center</i>	101 W Windsor	New - Under Construction	\$4,066,756	-
White Oaks Mini Storage	<i>Storage</i>	3004 Tatman Court	New - Under Construction	\$130,000	-
Day Care Center	<i>Day Care</i>	1101 E Colorado	Remodel - Conditional Use Approved	Unknown	-
Amber Glen	<i>Assisted Living</i>	1704 E Amber Lane	Renovation - Plans Approved	Unknown	-
U Haul	<i>Truck Rentals &amp; Storage</i>	2010 S Philo	Renovation - Plans Under Review	Unknown	-

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## Added Square Feet (by permit)

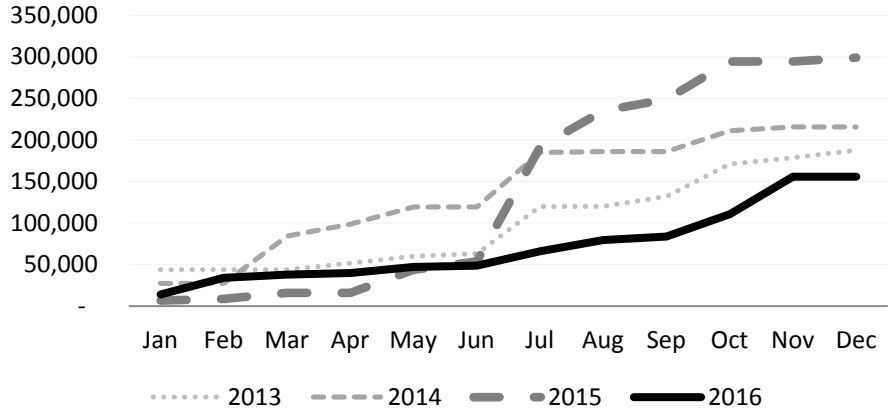
### Total Square Feet Added Year-to-Date All Project Types

The City of Urbana collects data on square footage added through issued building permits for both additions and new construction. A total of 155,991 square feet was added in new construction from January through December 2016.

*Source: Urbana Permit Data*

### Year-To-Date Square Footage Added

*All New Construction & Additions*



*Source: Urbana Permit Data*

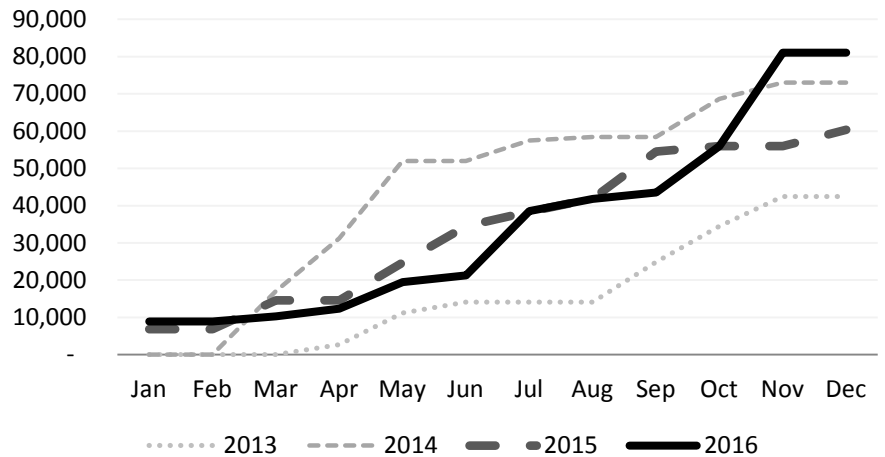
### Single-Family and Duplex Residential Square Feet Added

Square footage added for single and two-family new residential construction totaled 81,081 square feet in 2016. Square feet added for one and two family homes was at its highest in four years. The City created the Think Urbana program (the residential marketing campaign for the Enterprise Zone) to promote new lower-density residential development. Under this program new single and two family housing starts are expected to increase. To-date, 45 units have applied to receive Think Urbana incentives.

*Source: Urbana Permit Data*

### Year-To-Date Square Footage Added

*Single and Two Family New Construction*



*Source: Urbana Permit Data*



**THINK URBANA**

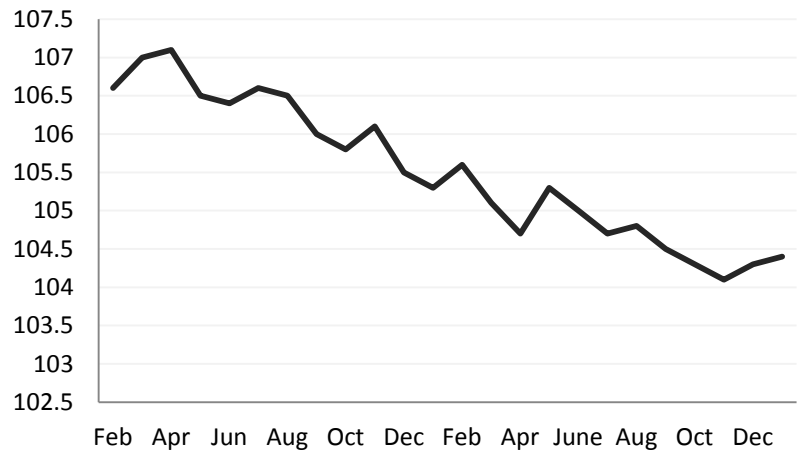
## Research & Analysis

### Flash Index

The U of I Flash Index provides a quick look at the performance of the Illinois economy. A number over 100 indicates the economy is expanding, while under 100 contracting. Growth continues at a slow pace with the Flash Index increased slightly from 104.3 in December to 104.4 in January.

*Source: U of I Flash Index*

### 2015 - 2017 Illinois Flash Index



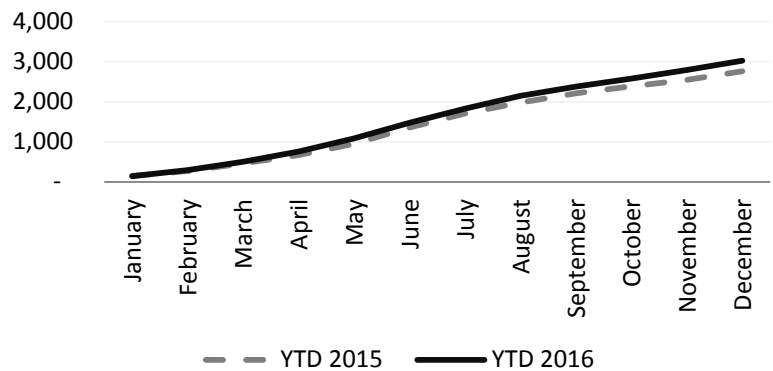
*Source: U of I Flash Index*

### Home Sales

Year-to-date homes sales in Champaign County are up in 2016 from 2015, with 3,027 homes sold in 2016 and 2,763 in 2015. The Champaign County Association of REALTORS® provides data monthly on Champaign County home sales.

*Source: CCAR Newsletter*

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



*Source: CCAR Newsletter*