



State of Illinois
Diane Wolfe Marlin, Mayor



City of Urbana
Charles A. Smyth, City Clerk

URBANA CITY COUNCIL CLOSED SESSION MINUTES

400 S. Vine St., Urbana, IL 61801

Monday, December 17, 2018

Property Acquisition, 2(c)5

Property Sale, 2(c)6

The Urbana City Council, Urbana, Illinois, during a regular meeting, met in closed session Monday, December 17, 2018, at 8:11 p.m. in the executive conference room on the second floor of the Urbana City Building following a roll call vote in regular session.

ELECTED OFFICIALS PHYSICALLY PRESENT: Bill Brown, Eric Jakobsson, Jared Miller, Dennis Roberts, Maryalice Wu, Diane Wolfe Marlin, Charles A. Smyth, City Clerk

ELECTED OFFICIALS PRESENT VIA TELECONFERENCE: None

ELECTED OFFICIALS ABSENT: Vacant, Alderman Ward 3; Dean Hazen, Alderman Ward 6

STAFF PRESENT: Carol Mitten; James Simon; Brandon Boys

OTHERS PRESENT: none

Following a roll call vote to go into closed session, council members and staff moved to the second-floor executive conference room. Mayor Marlin called the closed session to order at 8:11 p.m. Clerk Smyth noted the names of those present. Mayor Marlin stated the purpose of the closed session rereading the motion and noting that the issues are the leases related to the property south of Illinois street, Lot 24 and 24W, as well as potential purchase by Brinshore with subsequent redevelopment.

Brandon Boys presented a map of the area and provided the timeline for parking since 2005. Lot 24 West added in 2011. In 2018, Brinshore approached city about this property. They have submitted a preliminary project assessment to the Illinois Housing Development Authority. Mr. Jim Webster has signed off on the lease release and so now, the city can move forward.

Mr. Boys reviewed Brinshore's development plans for Lierman Ave. and their proposed Urbana Arts Development on Lot 24. This is a proposed four-story residential live-work arrangement of about 2500 square feet development as well as a separate section for "Tiny Homes". The city will have better idea of the details when they are further along in the process.

Mr. Boys then described the second amendment to the parking agreement which eliminates lot 24 and 24w from the parking agreement with Lincoln Square allowing Lincoln Square to determine how many parking spaces it rents in the adjacent parking area up to 100 spaces. The language of the

agreement now expands the definition of adjacent parking to include city lots within 1/3 of a mile of Lincoln Square to meet this request and allows Lincoln Square reduce its current rental monthly parking for spaces not used down to zero.

Mr. Boys noted that the 2018 parking analysis shows peak parking lot usage of 10am – noon while Health Alliance was still renting space in Lincoln Square with 300 spaces still open on the lot. The removal of the 142 spaces of Lot 24/24W is not expected to cause problems in the future.

The rezoning, and parking lease amendment will go to council in January, and eventually, a development agreement will come to council following a successful acquisition of tax credits by Brinshore. Brinshore is applying for but will not proceed unless they get the LIHTC with IHDA in February.

Questions and discussion followed. CM Roberts found this an interesting proposal with the single-family homes here providing a variety of housing in the downtown. Mayor Marlin noted that this agreement continues infill development, the combination of live-work space is unique, affordable, and possibly will have veteran housing as well. Tiny houses would be unique to CU at 550 square ft. CM Roberts noted lots of potential for new ownership and Mayor Marlin noted that the green space would be art and performance space.

CM Brown asked about TIF incentives to which Mr. Boys noted the possibility and described financials where they will be looking at gaps that might need to be filled.

CM Brown asked if zoning changes would be required for tiny homes, which Mr. Boys confirmed also noting that Market on Saturday issues will need to be addressed long term. Safety and accessibility issues are also a factor. He also noted the long-term schedule for building, late 2019-2020 and that the tiny homes will be leased.

A brief discussion of Aspen Court and Urbana Town Homes followed.

At Mayor Marlin's request, Mr. Boys provided a timeline of upcoming steps.

The Council and Mayor returned to chambers at 8:37 pm.

Charles A. Smyth
City Clerk

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