

AN ORDINANCE  
APPROVING THE TAX INCREMENT REDEVELOPMENT  
PLAN AND REDEVELOPMENT PROJECT

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WHEREAS, the City of Urbana, Illinois desires to implement tax increment financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525, (Illinois Revised Statutes, Chapter 24, Sections 11-74.4-1 et. seq.), hereinafter referred to as the "Act", for the proposed Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Urbana and within the Redevelopment Project Area described in Section 1(a) of this ordinance, which area constitutes in the aggregate more than 1 1/2 acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on December 1, 1980 at the Council Chambers, City Building, 400 S. Vine Street, City of Urbana, Illinois; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts by certified mail on October 10, 1980, by publication on November 18 and November 25, 1980, and by certified mail to taxpayers within the Redevelopment Area on November 10 and 17, 1980; and

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the proposed redevelopment area as a "Conservation Area" within the meaning of the Act, and the City Council has reviewed the information concerning such conditions presented at the public hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment

Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Redevelopment Plan and Project and Comprehensive Plan for development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conform to the Comprehensive Plan of the City.

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

Section 1. That the City Council of the City of Urbana hereby makes the following findings:

a. The area constituting the proposed Redevelopment Project Area in the City of Urbana, Illinois is described as set forth in Exhibit A attached hereto and hereby incorporated by reference.

b. There exist conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a "Conservation Area" as defined in Section 11-74.4-3(b) of the Act.

c. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.

d. The Redevelopment Plan and Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.

e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous

parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvements are included in the proposed Redevelopment Project Area.

f. Since the presentation of the proposed Redevelopment Plan and Redevelopment Project at the aforesaid public hearing, no changes have been made in the Redevelopment Plan or Project or Area. Further, no changes have been made which alter the exterior boundaries of the proposed Redevelopment Project Area, which substantially affect the general land uses established in the Redevelopment Plan, and which substantially change the nature of the Redevelopment Project.

g. The estimated date for final completion of the Redevelopment Project is December 1, 2003.

h. The estimated date for retirement of obligations incurred to finance Redevelopment Project costs is not later than December 1, 2003.

Section 2. That the Redevelopment Plan and Redevelopment Project which were the subject matter of the hearing held December 1, 1980, be and the same is hereby adopted and approved. A copy of such Redevelopment Plan and Redevelopment Project is attached hereto as Exhibit B and is made a part of this ordinance.

Section 3. That this ordinance shall be in full force and effect from and after its passage by the City Council of the City of Urbana, Illinois and approval by the Mayor thereof.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 15<sup>th</sup> day of December, 1980.

PASSED by the City Council this 15<sup>th</sup> day of December, 1980.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 22<sup>nd</sup> day of December, 1980.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

Exhibit A

DOWNTOWN URBANA CONSERVATION-REDEVELOPMENT DISTRICT AREA BOUNDARY

LEGAL DESCRIPTION

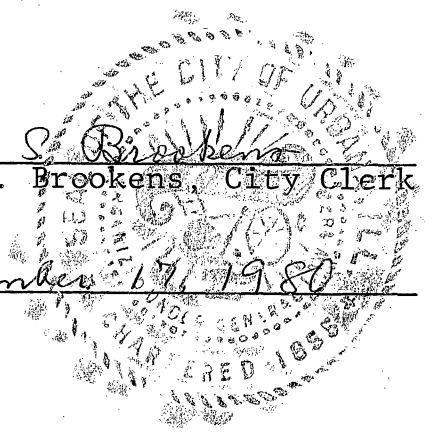
The City of Urbana proposes that the Redevelopment Project Area encompasses the following area within the corporate limits of the City, more particularly described to wit: Commencing at a point on the West R.O.W. line of Race Street 160.00' North of the North R.O.W. line of Griggs Street said point being the North R.O.W. line of the Norfolk & Western R.R.; thence Easterly along said North R.O.W. line to the East R.O.W. line of Vine Street (IL. Rt. 130); thence South along said East R.O.W. line to the South R.O.W. line of Water Street; thence West 411.40' along said South R.O.W. line to the East R.O.W. line of Walnut Street; thence South 391.50' along said East R.O.W. line to the South R.O.W. line of Main Street; thence West 298.38' along said South R.O.W. line to the East R.O.W. line of Broadway Avenue; thence South 414.38' along said East R.O.W. line to the North line of Lot 1 of the Central Business Addition; thence S 88° 35' 42" W, 82.50'; thence S 0° 54' 38" E, 142.70'; thence S 89° 05' 22" W, 178.83'; thence S 1° 03' 33" E, 55.02'; thence N 89° 05' 22" E, 15.67'; thence S 0° 54' 38" E, 76.33'; thence N 89° 05' 22" E, 69.00'; thence S 0° 54' 38" E, 224.99'; thence S 88° 32' 22" W, 19.95'; thence S 1° 05' 18" E, 58.08'; thence N 88° 38' 31" E, 198.00'; thence S 1° 04' 20" E, 198.96' to the South R.O.W. line of Illinois Street (the aforementioned bearings were derived from the plat of the Central Business Addition, Urbana, Illinois); thence West 255.75' along said South R.O.W. line to the East line of Crane Alley; thence south 121.50' along said East line to the South line of Cedar Alley; thence East 241.25' to the West R.O.W. line of Race Street; thence Northerly 952.66' along said West R.O.W. line to the South R.O.W. line of Elm Street; thence West 398.50' along said South R.O.W. line to the West R.O.W. line of Cedar Street; thence North 348.45' along said West R.O.W. line to the North

R.O.W. line of Springfield Avenue; thence East along said North R.O.W. line to the intersection of the South R.O.W. line of Main Street; thence Northwesterly along said South R.O.W. line to an extension of the West property line of Lot 1 in Worthy's Addition; thence Northeasterly 66.00' along said property line extended to the North R.O.W. line of Main Street; thence Southeasterly 123.10' along said North R.O.W. line to the West property line of Lot 4 in Blackshaws Addition; thence North along said West property line to the North line of Blackshaws Addition; thence East 16.25' along said North line to the West line of Hooper and Parks Addition, thence North 44.79' along said West line; thence East 255.33' parallel to the South property line of Lot 7 in Hooper and Parks Addition, to the East R.O.W. line of Race Street; thence south 0.29' along said East R.O.W. line to the North line of Goose Alley; thence East 173.25' along said North line to the West line of Crane Alley; thence North 180.50' along said West line to the North R.O.W. line of Water Street; thence East 27.00' along said North R.O.W. line; thence North 107.24' parallel with the East line of Crane Alley; thence West 257.67', parallel with the North R.O.W. line of Water Street to the West R.O.W. line of Race Street; thence North 385.84' along said West R.O.W. line to the point of beginning; said tract containing 34 acres ± and being situated in the South Half of Section 8 and the North Half of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois.

THESE ARE ATTACHMENTS WHICH ARE REFERRED TO IN  
ORDINANCE NO. 8081-61 AND ARE INCORPORATED  
THEREIN BY REFERENCE.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

December 17, 1980  
Date



URBANA DOWNTOWN  
TAX INCREMENT AREA  
CONSERVATION-REDEVELOPMENT PLAN AND PROJECTS

OFFICE OF THE MAYOR  
Jeffrey T. Markland, Mayor

EXECUTIVE DEPARTMENT  
Charles C. Troppito, Chief Administrative Officer

PREPARED BY: THE DEPT. OF COMMUNITY DEVELOPMENT SERVICES  
Bruce K. Walden, Administrator

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## I N T R O D U C T I O N

In conformance with its overall economic development strategy, the City of Urbana proposes a Tax Increment Area Conservation-Redevelopment Plan and Project (hereinafter referred to as the "Plan"). The Plan is to encompass major areas of the Downtown or Central Business District.

Downtown Urbana has been, for several years, in a state of decline both in business activity and popularity. This state of decline has resulted in a reduction in tax revenues and neglect of existing physical improvements. Recognizing these problems, several studies and proposals were drafted, including a document entitled "Downtown: Urbana's Future". This proposal recommended a comprehensive approach to conserving and expanding the physical and economic assets of the Downtown through the use of creative financing and planned redevelopment.

Redevelopment of certain sectors of the Downtown have been initiated with several projects which will serve as anchors for future redevelopment. Champaign County Bank, located in the center of the downtown, has undertaken the redevelopment of the block bounded by Water, Main, Broadway and Walnut Streets. Portions of this sub-area have been demolished and are undergoing redevelopment of a new bank/office facility.

Several buidings along Broadway Avenue in the Downtown have been proposed for rehabilitation. It is anticipated that

small businesses may locate in these structures, thus expanding the tax base if restored. Similarly, other buildings essential to Urbana's character may be restored and become again an asset to the Downtown. Additionally, a mid-rise elderly project is in development for the corner of Race and Illinois Streets in the Downtown. This development, when completed, will provide fifty (50) units of Section 8 elderly housing. These redevelopment activities are shown on the Master Plan For Redevelopment Of The Downtown, Appendix A, Map Exhibit 1.

While the redevelopment projects underway are very positive, the ultimate success of those projects is dependent upon the conservation and redevelopment of the Downtown as a whole. Additionally, the new redevelopments do not address the conservation actions required for existing buildings. The Downtown is a geographically cohesive entity in which the linking together of current projects and the correction of problems unaddressed by these new developments is essential to the viability of the entire area. Although several projects are already underway, the conservation and long-term security of these current redevelopment projects and the expansion of private investment is contingent upon the adoption of a Comprehensive Conservation-Redevelopment Plan for the Downtown as a whole. Unfortunately, these sporadic redevelopment projects do not as yet represent a trend for the future in the Downtown Area, hence the need for the proposed Plan and Project that addresses problems in the entire area.

Studies prepared by Downtown Consultants, as well as Urbana City Staff recommendations, reiterate the need for redevelopment of the Downtown. Because of economic and existing physical

conditions, it is unlikely that the spreading of blight will be arrested without the adoption of a Conservation-Redevelopment Plan and publically supported Redevelopment Program. The magnitude of investment necessary to install the infra-structure (i.e., streets, sidewalks, sewers, parking, etc.) required for redevelopment, the long wait before a return on such an investment can be expected, the difficulty in obtaining financing for such improvements, the need to provide incentives for rehabilitation of existing buildings, and the need for centralized parking virtually preclude the possibility of private investors undertaking the entire burden of financing the redevelopment and conservation of this traditional Downtown Area.

The City of Urbana cannot afford to neglect the ~~redevelopment potential of the Downtown.~~ Even uncoordinated spot redevelopment may be detrimental to the long-range improvement of the area and the utilization of capital improvement projects. Coordinated planning is necessary to realize the full redevelopment potential of the Downtown in a cost effective and timely manner. Without a Comprehensive Conservation-Redevelopment Plan to stabilize and preserve the Downtown, it is certain that blighting factors will continue to occur and spread. Increased deterioration in conjunction with decreased assessed values and sales tax revenues will make further demands for limited public services and dollars. From 1970 to 1978, the City of Urbana's retail sales grew only 105% compared to 132% for the County as a whole. As a percent of the total County's sales in this period, Urbana declined from 18% to 16%.

Within the last five (5) years, a 500,000 square foot suburban shopping center (Market Place Mall) with abundant and convenient parking was built outside of Urbana and has had a very negative impact on the Downtown. Over the past several months, the Downtown has lost a shoe store, yarn store, fabric store, and an art/framing shop. Additionally, over the last several years, the Downtown has lost Montgomery Wards, Sears, an A & P Grocery Store, an outdoor equipment store, two (2) restaurants, and two (2) appliance stores.

Parking and traffic studies conducted by Richard C. Rich and Associates in 1973, Angelo Demetriou in 1977, City Staff in 1979, and Clark-Dietz and Associates in 1980 make apparent the urgency of providing additional parking in the Downtown in order to allow redevelopment to take place.

Urbana's physical and economic problems in the Downtown are interrelated. Physical deterioration and sub-optimal land usage contribute to economic stagnation in the Downtown Area. Out-migration of retail, service and office establishments to outlying locations drains the economic vitality and detracts from the Downtown's physical appearance. This leads to dispersal of new development, which makes inefficient use of public facilities and utilities. Competition with the aforementioned "Market Place Mall" outside of the Urbana City Limits has produced a committed effort on behalf of the City to direct development inside the City Limits, particularly to the Downtown in an attempt to conserve its economic vitality. In addition to efficient public facility usage with Downtown Redevelopment, public transporta-

tion may be utilized as well as conserving the prime agricultural land which surrounds Urbana.

The City of Urbana has already made enormous commitments of City time and money to address Downtown problems. The City commits itself, in the adoption of this Plan, to the implementation of a comprehensive program for the conservation-redevelopment of the Downtown.

This is not a proposal to substitute public investment for private investment. Rather, public investment incentives will be used to transform the Downtown into a stable business environment that will again attract private investment. Through the public installation of the infra-structure, public parking and providing financial rehabilitation incentives, the stage can be set for the conservation and rebuilding of the Downtown with private capital. Without such a plan the Downtown is likely to become a blighted area.

To assure that the required public support is forthcoming, the City of Urbana proposes, pursuant to the Illinois Real Tax Increment Allocation Redevelopment Act and its home rule authority, to adopt a Conservation-Redevelopment Project Area in the Downtown; and to finance the public costs of conservation-redevelopment, in part, with proceeds derived from the issuance of tax increment revenue obligations.

Tax increment financing must assume the lead role in catalyzing private conservation-redevelopment by eliminating the conditions of deferred maintenance, blight and obsolescence which have precluded intensive private investment in the past. Through its Conservation-Redevelopment Plan and Projects, the

City can serve as the central force for marshalling the assets and energies of the private sector for a unified private-public conservation-redevelopment effort.

Because of the magnitude of the public investment required, the City of Urbana cannot implement this Conservation-Redevelopment Plan without the use of tax increment financing. Further, the ultimate benefit of the Conservation-Redevelopment Plan and Projects will accrue to the City as a whole in the form of a significantly expanded tax base, conservation of existing buildings, and expanded business, housing, and employment opportunities.

## CONSERVATION-REDEVELOPMENT PROJECT AREA DESCRIPTION

The Urbana Tax Increment Redevelopment Project Area boundaries are shown on the Tax Increment Allocation District Map, Appendix A, Exhibit 2.

The Project Area is generally bounded on the North by the Penn Central railroad tracks, on the East by Lincoln Square and Vine Street, on the South by California Street, and on the West by Cedar Street.

An exact legal description of the Urbana Tax Increment Redevelopment Project Area boundaries can be found in Appendix B of this document.

## CONSERVATION-REDEVELOPMENT PLAN OBJECTIVES

- A. The general objectives of the Urbana Downtown Conservation-Redevelopment Plan are:
1. To reduce or eliminate those conditions which qualify the Redevelopment Project Area as a conservation area. Section IV of this document, Blighting Conditions Existing in the Redevelopment Area, enumerates the blighting conditions.
  2. To enhance the tax base of the City of Urbana and the other taxing districts which extend into the Conservation-Redevelopment Project Area by encouraging private investment in the conservation of existing buildings, as well as new residential and commercial development.
  3. To arrest the spread of blighting factors and to preserve and enhance the value of properties adjacent to the Conservation-Redevelopment Project Area as well as the value of new construction now occurring in conformity with the Master Plan for Redevelopment (Appendix A, Map Exhibit 1).
- B. Specific objectives are the following:
1. To provide for the conservation of existing buildings and expansion of the Central Business District function in a manner compatible with surrounding land uses.
  2. To provide, in addition to commercial uses, housing in the Central Business District.



3. To provide for safe and efficient traffic circulation.
4. To facilitate the development of an adequate mix of service, office, and retail uses in the Central Business District.
5. To attract quality redevelopment in the Plan Area.
6. To provide adequate public improvements and facilities in the Plan Area relative to its commercial competition. Specific improvements will include:
  - a. Reconstruction and improvement of street, alley, sidewalk utility systems so as to eliminate deficiencies.
  - b. Adequate and convenient parking.
  - c. Rehabilitation of qualifying structures so as to eliminate deficiencies.
  - d. Reconstruction of a paper, oil, and glass recycling drop-off center.

BLIGHTING CONDITIONS EXISTING  
IN THE DOWNTOWN URBANA TAX INCREMENT PROJECT AREA

The following are the conditions which qualify the Downtown Urbana Conservation-Redevelopment Project Area as a conservation area as defined in the Illinois Real Property Tax Increment Allocation Redevelopment Act. These factors apply to all of the Plan Area as exhibited on the Building Conditions Map, Appendix A, Map Exhibit 3.

A. Age

According to a field survey by the Department of Community Development Services, building records and tax records, 88% of the structures in the Downtown Urbana Conservation-Redevelopment Project Area were constructed prior to 1940. See existing Building Age Map, Appendix A, Map Exhibit 4.

B. Dilapidation

A survey conducted July of 1980 by the Urbana Department of Community Development Services found that 33 of 61 or 54% of the total buildings in the Downtown Urbana Conservation-Redevelopment Project Area are dilapidated, having major structural defects or having deteriorated from a lack of maintenance to a point beyond economic feasibility for rehabilitation. See Existing

Building Condition Map, Appendix A, Map Exhibit 5.

C. Obsolescence

The Downtown Urbana Conservation-Redevelopment Project Area has a high frequency of building obsolescence due to both obsolete building types and physical and functional obsolescence. According to the Department of Community Development Services survey, 54 of 61 or 88% of the total buildings in the Downtown Urbana Conservation-Redevelopment Project Area were functionally obsolete in that the interior arrangement of rooms, partitions, and structural elements and/or utilities, stairs, means of access and means of servicing or emergency exits are obsolete and inadequate. Many of these buildings lack necessary features and display inadequacies in layout and plan so as to impose handicaps to the efficient use of building and property. These properties were found to be less marketable than more modern or flexible properties. Many building types were found no longer to efficiently perform the function which it was originally designed due to changes in technology. See Appendix A, Map Exhibit 5.

D. Deterioration

The survey by the Department of Community Development Services found that 22 of 61 or 36% of the

total buildings in the Downtown Conservation-Redevelopment Project Area are deteriorated having non-structural defects which are not correctable by normal maintenance. See Appendix A, Map Exhibit 5.

E. Presence of Buildings Below Minimum Code Standards

In addition to structural and non-structural deficiencies, many buildings in the Downtown Urbana Conservation-Redevelopment Project Area violate building, fire, electrical, plumbing, HVAC, or existing property standards regulations. The survey by the Department of Community Development Services indicated that 22 of 61 or 36% of the total buildings in the Downtown Urbana Conservation-Redevelopment Project Area are below minimum code standards.

F. Inadequate Utilities

Deficiencies in public facilities include deteriorated street lighting with poles with seriously deficient structural stability so as to endanger the public health, safety, and welfare. The Existing Storm and Sanitary Sewer Collection System Map, Appendix A, Map Exhibits 8-b and 8-c, indicates that portions of the system are inadequately sized and located lines by today's standards. Sewer age is estimated at between 80 to 90 years.

G. Excessive Land Coverage/Lack of Community Planning

Excessive land coverage in the Downtown Urbana

Conservation-Redevelopment Project Area, particularly along Main and Broadway Streets, limits off-street parking for customers and employees. Insufficient parking discourages shoppers from patronizing existing retail establishments and present land coverage precludes the construction of on-site parking at individual business establishments. Retail shoppers compete for limited parking with County Court facility workers and visitors. A survey conducted by the Department of Community Development Services revealed that there were no private or public uses in the Downtown with adequate private parking. Limited loading facilities and parking facilities have led to congested streets and poor traffic flow. Inadequate community planning at the time the area was originally developed has resulted in obstacles to redevelopment.

H. Vacancies

The survey by the Department of Community Development Services found that 10 of 61 structures at 16% were completely or partially vacant in the Urbana Downtown Conservation-Redevelopment Project Area. This vacancy rate is up 8% over a similar survey conducted five (5) years ago.

I. Depreciation of Physical Maintenance

The combination of blighting factors listed above has led to a loss of confidence in the entire area, and as a result neglect of physical maintenance by

a majority of property owners. Conditions shown on the Building Conditions Map, Appendix A, Exhibit 5, are indicative of this problem.

J. Deleterious Land Use and Layout

The current platting or layout of parcels in the Downtown has hindered the grouping of parcels for redevelopment. Diverse ownership of often non-buildable lots has discouraged private reinvestments. The location of the abandoned Norfolk and Western tracks inhibits retail developer interest due to its incompatible use in addition to making land assembly difficult. See Existing Land Use Map, Appendix A, Map Exhibit 6.

## CONSERVATION-REDEVELOPMENT PROGRAM

### A. Program Objectives

In order to keep the Plan Area from becoming a blighted area, the City proposes to realize its goals of eliminating the conditions of blight and obsolescence by encouraging private investment in commercial and housing facilities through public finance techniques, including Tax Increment Financing:

1. By providing public facilities which may include:
  - Street improvements;
  - Utility improvements;
  - Pedestrian walkway improvements;
  - Alley improvements.
2. By providing adequate and accessible off-street parking.
3. By providing financial incentives to owners of property for rehabilitation.
4. By implementing a plan that provides for the improvement and marketing of sites suitable for conservation-redevelopment with the ultimate disposition for conservation-redevelopment in accordance with this Conservation-Redevelopment Plan.

### B. Conservation-Redevelopment Activities

1. Provision of public facilities -- Adequate public facilities and utilities will be provided to service the Downtown Urbana Conservation-Redevelopment Project

Area. Public works facilities and public utilities presently contemplated to be provided are illustrated in graphic form in Appendix A, Map Exhibits 8-a through 8-e. Public improvements may include, but are not limited to:

- The vacation, removal, resurfacing, widening, reconstruction and other improvements of streets, alleys, and pedestrianways.
- The development of a glass, paper, and oil recycling drop-off center including landscaping, screening, and other improvements.
- Improvement to public utilities, including the repair and renovation of street lighting.
- The relocation and or improvement of sewers or other public works facilities required by Plan Area development.

2. Provision of public parking -- Adequate and convenient off-street parking facilities will be provided to service the Downtown Urbana Conservation-Redevelopment Project Area. Activities associated with providing parking may include, but are not limited to, the following:

- Acquisition of property for temporary or permanent parking facilities.
- The construction, reconstruction, resurfacing, and other site improvements necessary for the development of parking facilities.



3. Financial incentives for rehabilitation -- Financial incentives will be provided owners of qualifying structures for rehabilitation. Terms of such incentive agreements may depend upon the financial climate at the time of agreement, amount of money needed for rehabilitation, and participation arrangements with lending institutions. Specific design controls will be determined for each property upon direction by the City of Urbana at the time rehabilitation is scheduled. All proposals for rehabilitation as with new redevelopment shall be subject to planning, design review, and approval by the Department of Community Development Services of the City of Urbana.
4. Site development -- To achieve the conservation objectives of the Urbana Downtown Conservation-Redevelopment Plan and Project Area, parcels identified on the Property Map, Appendix A, Map Exhibit 9, may be developed by the City of Urbana and sold or leased for private development or public facilities. The City may determine that to meet the objectives of the Conservation-Redevelopment Plan additional properties, while not presently scheduled or budgeted for acquisition, should be acquired.
5. Acquisition and clearance -- Individual structures may be exempted from acquisition if they are located so as not to interfere with the implementation of the objectives of this Plan or the projects implemented pursuant to this Plan and the owner(s) agree to rehabilitate or redevelop their property, if necessary, in accordance

with the objectives of the Plan as determined by the City of Urbana. Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized. The City of Urbana may devote property which it has acquired to temporary uses prior to such time as property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the City may deem appropriate.

6. Relocation -- Residents and businesses that are displaced by the acquisition of property under this Plan may be provided with relocation assistance and advisory services. Additional relocation assistance and advisory services may be provided according to standards as may be adopted by the City of Urbana.
7. Assemblage and disposition of land -- Land assemblage shall be conducted for: (1) sale, lease or conveyance to private developers; or (2) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific design controls than those stated in this Plan.

C. Land Use Plan and Conservation-Redevelopment Projects

1. The generalized Land Use Plan, Appendix A, Map Exhibit 10, attached hereto and made a part of this Plan, designates the intended general land uses for the Plan Area. The generalized Land Use Plan conforms to the Comprehensive Plan of the City of Urbana. All Conservation-Redevelopment Projects shall be subject to the provisions of the City of Urbana's Zoning Ordinance as may be amended from time to time. The current zoning for the Plan Area is reflected in Appendix A, Map Exhibit 7. Upon approval of a redevelopment or rehabilitation proposal, the City will accomplish the appropriate zoning classification or variances to accommodate the approved redevelopment or rehabilitation if required.
2. The Conservation-Redevelopment Projects are located in nine (9) major block areas as exhibited in Appendix A, Map Exhibit 1 and 3. These block areas will support public and private investment in two (2) phases for projects ranging from Elderly Housing and Banking to a public parking facility and sidewalk repair. Public Projects are also exhibited in Appendix A, Maps 8-a through 8-e.

Block One is bounded by Broadway Avenue on the West, Water Street on the South, Vine Street on the East, and the Penn Central Railroad Tracks on the North.

Private projects in this area will include a 15,000 to 30,000 sq. ft. retail grocery outlet and accessory off-street parking facilities. Public projects are to include improvements and repairs to public works facilities.

Block Two is bounded by Broadway Avenue on the West, Walnut Street on the East, Main Street on the South, and Water Street on the North. Private projects in this area include a 40,000 to 50,000 sq. ft. office/banking structure and accessory off-street parking facilities. Public projects are to include improvements and repairs to public works facilities.

Block Three is bounded by Cedar Street on the West, Race Street on the East, Elm Street on the South, and Main Street on the North. Private projects in this area include a 15,000 to 25,000 sq. ft. banking structure and accessory off-street parking facilities. Public projects are to include improvements and renovation of public works facilities including street improvements along Cedar, Elm, Main and Race Streets.

Block Four is bounded by Race Street on the West, Broadway Avenue on the East, Main Street on the South, and Goose Alley on the North. Private projects in this area are to include the rehabilitation of existing Main Street business structures. Public projects will include support in the rehabilitation of qualify-

ing structures in addition to improvements to and renovation of public works facilities, including sidewalks, alleys, and lighting improvements.

Block Five is bounded by Parcel No. 92-21-08-458-003 on the West, Broadway Avenue on the East, Goose Alley on the South, and Water Street on the North. Private projects in this area are to include the rehabilitation of existing Broadway Avenue business structures. Public projects will include support in the rehabilitation of qualifying structures in addition to the improvement and renovation of public works facilities including improvements to adjacent alleys and sidewalks.

Block Six is bounded by Parcel No. 92-21-17-201-001 on the West, Race Street on the East, Main Street on the South, and Parcel No. 92-21-17-453-006 on the North. Private projects in this area include the rehabilitation of existing Main Street business structures. Public projects are to include support in the rehabilitation of qualifying structures in addition to improvements to and renovation of public works facilities including sidewalk, alley, and lighting improvements.

Block Seven is bounded by Race Street on the West, Broadway Avenue on the East, Elm Street on the South, and Main Street on the North. Private projects in this area include the rehabilitation of existing Race Street and Main Street business structures. Public

projects include support in the rehabilitation of qualifying structures, provision of a public parking facility, and the improvement and renovation of public works facilities.

Block Eight is bounded by Race Street on the West, Lincoln Square on the East, Cedar Alley on the South, and Elm Street on the North. Private projects in this area include a 60-70 room hotel expansion, and a 48-54 unit elderly housing structure. Public projects include the improvement and renovation of public works facilities including street improvements to Elm, lighting improvements and the renovation of a recycling drop-off center.

Block Nine is bounded by Race Street on the East, Broadway Avenue on the West, Water Street on the South, and the Penn Central Railroad Tracks on the North. Private projects in this area are to occur in the final phase in keeping with the proposed Land Use Plan, Appendix A, Map Exhibit 10. Public projects are anticipated to include improvements and renovation to public works facilities.

Parcel numbers can be located on the Property Map, Appendix A, Map Exhibit 9.

D. Additional Controls and Design Criteria

The following design controls shall apply to redevelopment

in the Downtown Project Area:

1. General

- a. Redevelopment shall complement existing surrounding activities in use, scale, and quality of materials.
- b. Multi-purpose use of sites and visual and functional interrelationships are encouraged so that the entire area may appear and function as an integrated whole.

2. Pedestrianways

Design layout shall facilitate internal pedestrian circulation and movement between major traffic generators and nearby parking facilities.

3. Parking

- a. Parking facilities, public and private, shall provide for an adequate supply of appropriately located short-term patron and long-term employee parking spaces. Parking facilities should be visually integrated with other development.
- b. Buffering, screening, or landscaping should be used to make parking facilities as attractive as possible.
- c. An adequate number of parking spaces for the handicapped should be appropriately located to provide access for those persons.

E. Estimated Conservation-Redevelopment Project Costs

Conservation-Redevelopment Project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a Conservation-Redevelopment Plan and Conservation-Redevelop-

ment Projects. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, plans, and specifications: professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning and special services;
2. Property assembly costs including, but not limited to, acquisition of land and other property, real or personal or rights or interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any conservation-redevelopment project for which such obligations are issued and for not exceeding 18 months thereafter and including reasonable reserves related thereto;
6. All or a portion of a taxing district's capital costs resulting from the conservation-redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Conservation-Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs; and



7. Relocation assistance costs to the extent that the City determines that relocation assistance costs shall be paid. Appendix C, Table 3 provides a summary of project costs.

F. Sources of Funds to Pay Conservation-Redevelopment Costs

Anticipated sources of funds to pay the Conservation-Redevelopment Project costs and estimated amounts that are expected to be available from those sources are as follows:

- |  |                       |
|--|-----------------------|
| 1. Estimated income from sale of land to be developed -----            | \$ 380,000.00         |
| 2. Urban Development Action Grant Repayment (\$285,000 20 years) ----- | \$ 25,866.60 annually |
| 3. Motor vehicle parking system contribution -----                     | \$ 20,000.00 annually |
| 4. Real Estate Tax Increment Bond proceeds -----                       | \$2,566,540.00        |

Calculations of expected proceeds of Real Estate Tax Increment Bonds are based on current equalization ratios and current property tax rates, both of which are subject to change. Furthermore, calculations are based on estimates of tax increment proceeds from conservation-redevelopment projects.

G. Nature and Term of Obligations to be Issued

Without excluding other methods of municipal financing, the principal source of funding will be tax increment revenue obligations issued pursuant to this Plan for a term not to exceed 20 years. The interest rate shall conform to statutory

limitations, if any.

Obligations are to be covered after issuance by projected and actual tax revenues and by such debt service reserves and sinking funds as may be provided by ordinance. Revenues received in excess of the funds deemed necessary by ordinance for the retirement of obligations, reserves, sinking funds, and conservation-redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Conservation-Redevelopment Area in the manner provided by statute.

One or more issues of obligations may be sold at one or more times in order to implement this Plan, and as it may be amended in the future.

The municipality may, by ordinance, in addition to obligations secured by this special tax allocation fund, pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following:

1. Net revenues of all or part of any Conservation-Redevelopment Project;
2. Taxes levied and collected on any or all property in the municipality;
3. The full faith and credit of the municipality;
4. A mortgage on part or all of the Conservation-Redevelopment Project; or
5. Any other taxes or anticipated receipts that the

municipality may lawfully pledge.

If such obligations are secured by the full faith and credit of the municipality, the ordinance authorizing the obligations may provide for the levy and collection of a direct annual tax upon all taxable property within the municipality in the City sufficient to pay the principal and interest on the obligations as they mature. Such levy may be in addition to, and exclusive of, the maximum of all other taxes authorized to be levied by the municipality, which levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the municipality certifies the amount of said monies available to the County Clerk.

H. Most Recent Equalized Assessed Valuation of Properties in the Downtown Urbana Conservation-Redevelopment Project Area

The initial equalized assessed valuation in the Conservation-Redevelopment Area is \$2,433,300. This figure is the most recently determined equalized assessed valuation as of the date the City adopted this Tax Increment Financing Plan. The date was December 22, 1980. As of that date, the latest (i.e., most recent) equalized assessed valuation was the 1979 assessed valuation which was equalized in June of 1980.

I. Anticipated Assessed Valuation

It is anticipated that the amount of equalized assessed valuation of real property within the Conservation-Redevelopment Area will be between 20 to 30 million dollars.

PHASING AND SCHEDULING  
OF CONSERVATION-REDEVELOPMENT PROJECTS

In order to maximize program efficiency, in relation to availability of funds, a phased implementation strategy will be employed. This phased action is described below:

A. Initial Phase

The initial phase will center on the existing commercial uses in the Downtown and property previously acquired by the City of Urbana.

1. Description - Initial Phase

The attached map, Phasing of Redevelopment, Appendix A, Map Exhibit 9, indicates the area covered by the initial phase.

The initial phase will consist of all of the Downtown Urbana Conservation-Redevelopment Plan Area, other than the block bounded by Water Street, Race Street, Broadway Avenue, and the Penn Central Railroad Tracks.

2. Initial Phase Actions

Activities in this initial phase area will include accomplishing certain studies, surveys, and design proposals; rehabilitation actions; construction and reconstruction public improvements; site preparation and improvement; and necessary and related actions. If as a result

of studies to be conducted additional land area for public improvements is necessary, acquisition and demolition of structures and relocation of site occupants may become initial phase activities.

3. Initial Phase Costs

The initial phase will require the expenditure of approximately \$3,280,000. This estimate includes all reasonable or necessary costs incurred or estimated to be incurred in the implementation of the initial phase of the Conservation-Redevelopment Plan and Projects.

These expenditures will be the total required to accomplish those actions referred to in item 2 above. These costs are estimated (see Appendix C, Table 3) and are based on the following current values or cost assumptions:

- The costs of constructing site improvements, public works improvements, and public facilities in the area affected is consistent with local experience on comparable projects elsewhere in the City.
- That normal feasibility, design, legal, appraisal, title services, and related fees are paid.
- That all base costs are as of 1980 and, depending on when work is initiated, an appro-

private inflationary factor is allowed for.

-- That the schedule of activities as shown in Appendix C, Table 4 will generally be followed.

4. Source of Revenues

Contingent on the adoption of this Conservation-Redevelopment Plan, and City commitment to the Initial Redevelopment Phase, several major public and private developments are to occur within the area designated. These are outlined below:

DISPOSITION

INITIAL PHASE

CONSERVATION-REDEVELOPMENT

Block 1	Retail/Grocery
Block 2	Office/Banking
Block 3	Parking/Banking
Block 4	Retail/Office
Block 5	Retail/Office
Block 6	Retail/Office
Block 7	Parking/Office
Block 8	Hotel/Elderly Housing

\*Projects may be identified in Appendix A, Map Exhibit 1.

The initial equalized value of Phase I is \$2,433,300.

The private redevelopment investment in this phase area is now anticipated to be approximately 15 to 25 million dollars. This will result in a new equalized assessed valuation ranging from approximately \$5,000,000 to \$8,333,333.

5. Nature and Term of Initial Phase Obligations

Without excluding other methods of municipal financing, the principal source of funding will

be Tax Increment Obligations issued pursuant to this Plan for a term not to exceed 20 years. The interest rate shall conform to statutory limitations, if any.

Obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserves and sinking funds as may be provided by ordinance. Revenues by ordinance for the retirement of obligations, reserves, sinking funds and redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Conservation-Redevelopment Area in the manner provided by statute.

One or more issues or obligations may be sold at one or more times in order to implement this Plan, and as it may be amended in the future.

The municipality may, by ordinance, in addition to obligations secured by the Special Tax Allocation Fund, pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following:

1. Net revenues of all or part of any redevelopment project;
2. Taxes levied and collected on any or all

- property in the municipality;
3. The full faith and credit of the municipality;
  4. A mortgage on part or all of the Conservation-Redevelopment Project; or
  5. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

If such obligations are secured by the full faith and credit of the municipality, the ordinance authorizing the obligations may provide for the levy and collection of a direct annual tax upon all taxable property within the municipality in the City sufficient to pay the principal and interest on the obligations as they mature. Such levy may be in addition to and exclusive of the maximum of all other taxes authorized to be levied by the municipality, which levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the municipality certifies the amount of said monies available to the County Clerk.

6. Anticipated Equalized Assessed Valuation - Initial Conservation-Redevelopment Phase
  - a. Upon the completion of the anticipated private development discussed above, it is estimated that the equalized assessed value of real property within the Initial Phase Conservation-Redevelopment Project Area will



increase from an initial base in 1979 year value of \$2,433,300 to \$6,674,485 by 1983, which represents a yearly real estate tax yield of approximately \$308,843.

b. Completion of Redevelopment and Retirement of Obligations to Finance Conservation-Redevelopment Project Costs

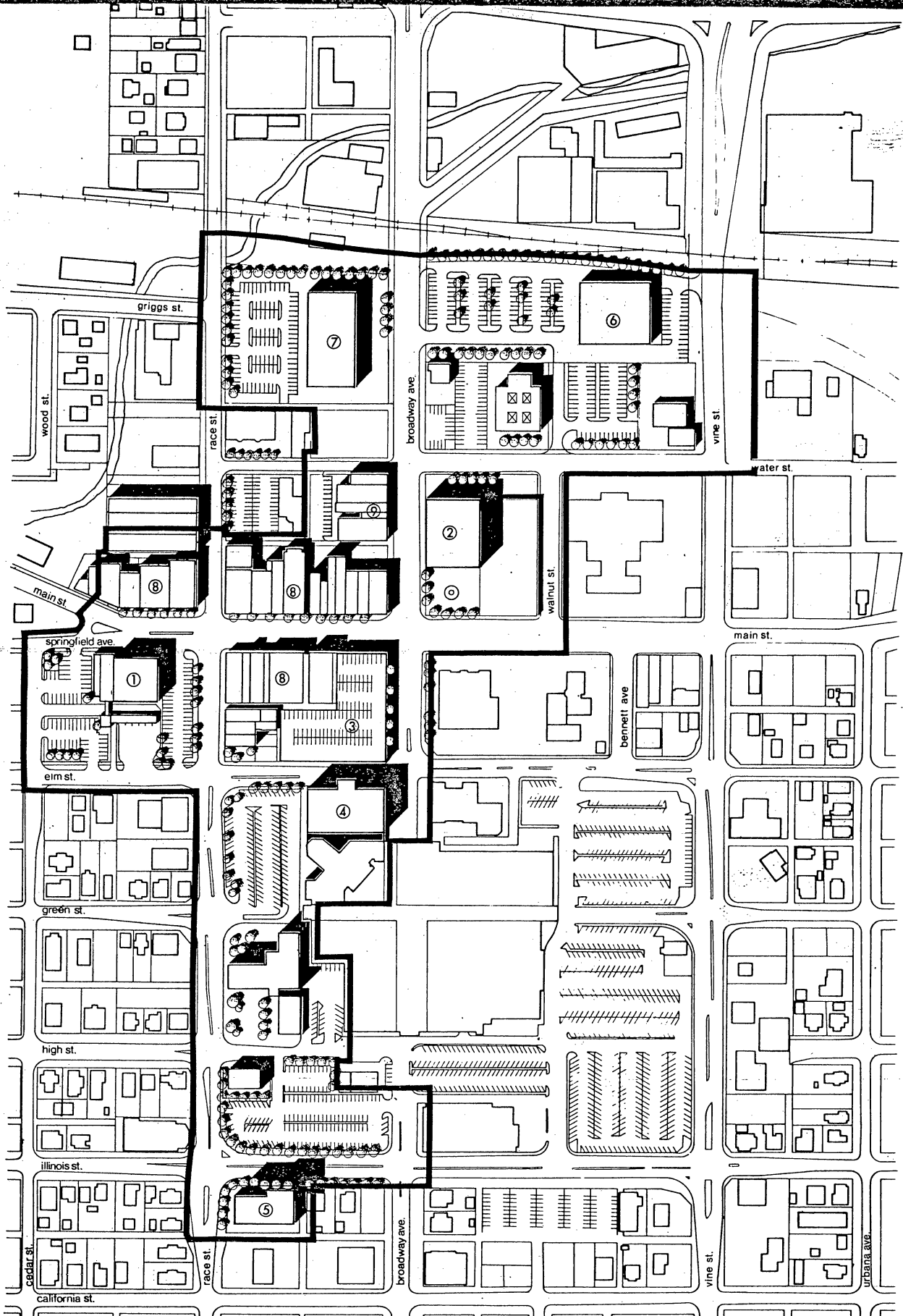
Thus the estimated date for completion of Conservation-Redevelopment Project is December 22, 2003. The obligations incurred to finance the Conservation-Redevelopment Project costs are to be retired no later than by December 22, 2003.

PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN

This Conservation-Redevelopment Plan and Project may be amended pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act as set forth fully in Chapter 24, Article II of the Illinois Revised Statutes as Division 74.4.

APPENDIX A: MAP EXHIBITS

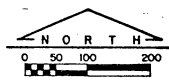
1. Master Plan for Redevelopment
2. Tax Increment Allocation District
3. Initial Equalized Assessed Valluation Map
4. Building Age Map
5. Existing Building Conditions Map
6. Existing Land Use Map
7. Zoning Map
8.
  - a. Existing & Proposed Water Distribution
  - b. Existing & Proposed Storm Sewers
  - c. Existing & Proposed Sanitary Sewers
  - d. Existing & Proposed Gas Distribution Map
  - e. Existing & Proposed Electrical Distribution System
9. Property Map
10. Generalized Land Use Plan
11. Phasing of Redevelopment



# MASTER PLAN FOR REDEVELOPMENT

# URBANA, ILLINOIS

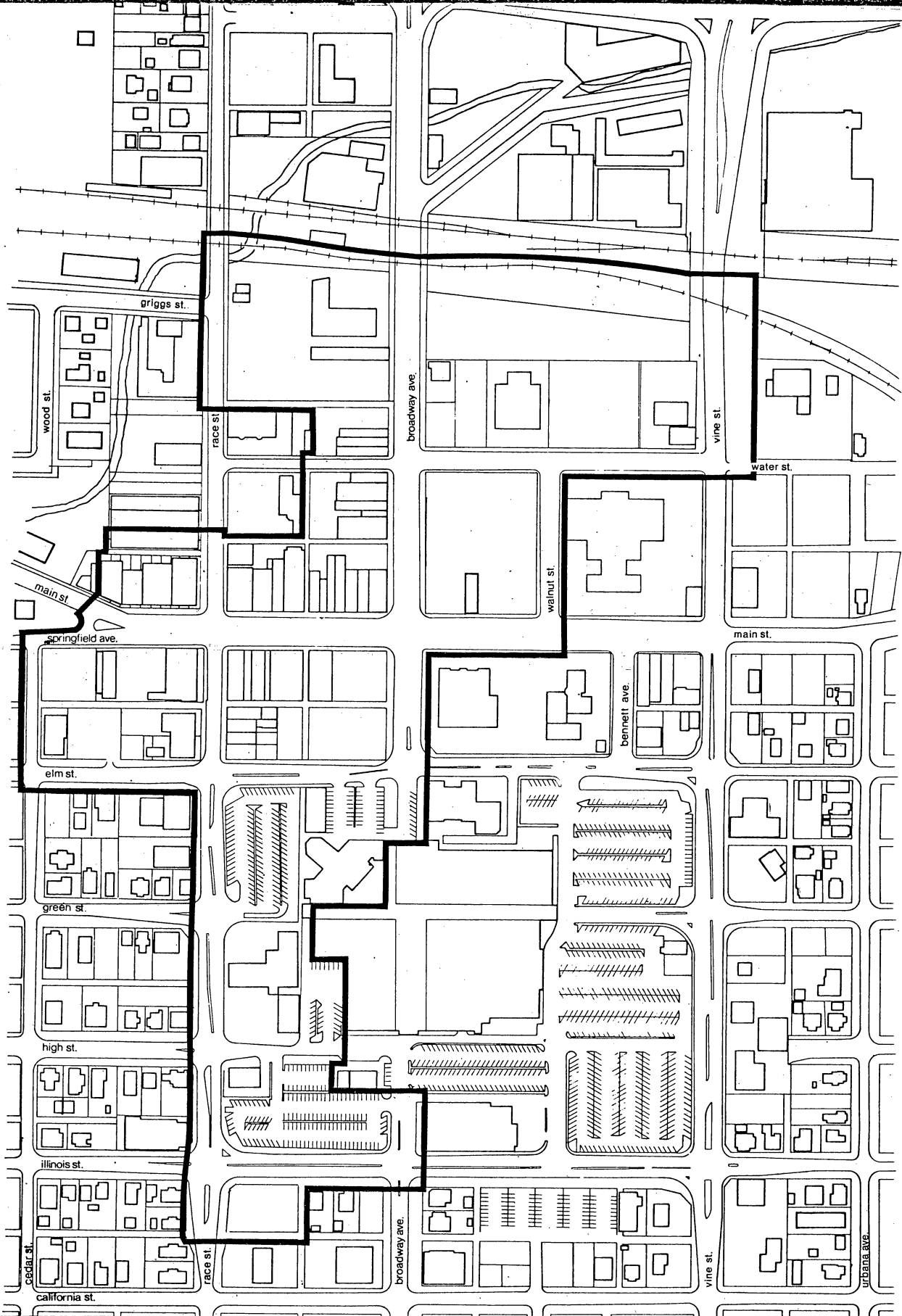
# DOWNTOWN



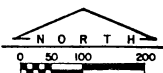
## LEGEND:

- ① Busey Bank
- ② Champaign County Bank
- ③ Parking Deck
- ④ Jumers Expansion
- ⑤ Elderly Housing
- ⑥ Supermarket
- ⑦ Office Retail Development
- ⑧ Main St. Businesses
- ⑨ Broadway Businesses

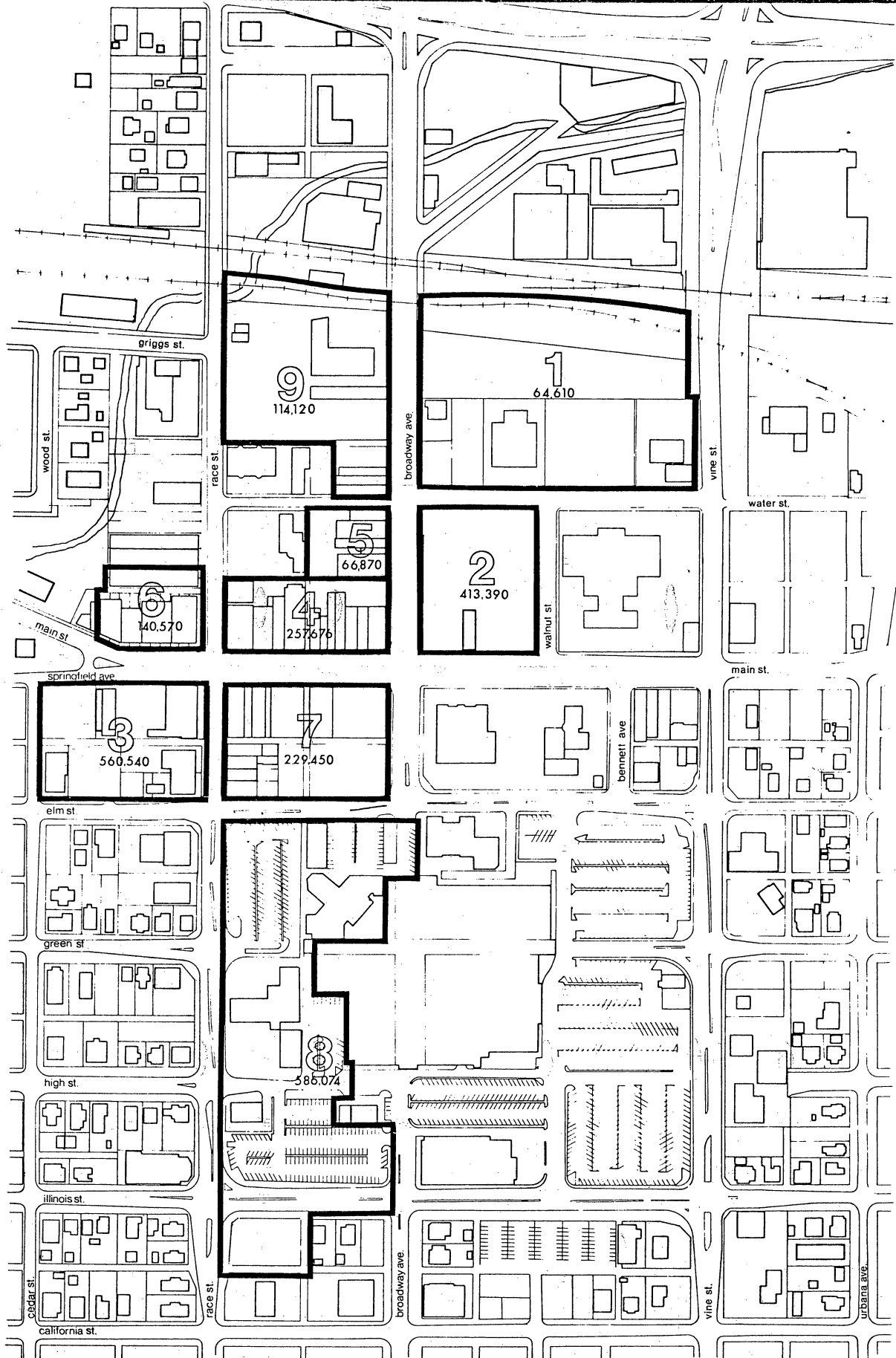
NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE



# TAX INCREMENT ALLOCATION DISTRICT URBANA, ILLINOIS DOWNTOWN



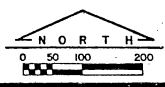
NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE



# INITIAL EQUALIZED ASSESSED VALUATION MAP

## URBANA, ILLINOIS

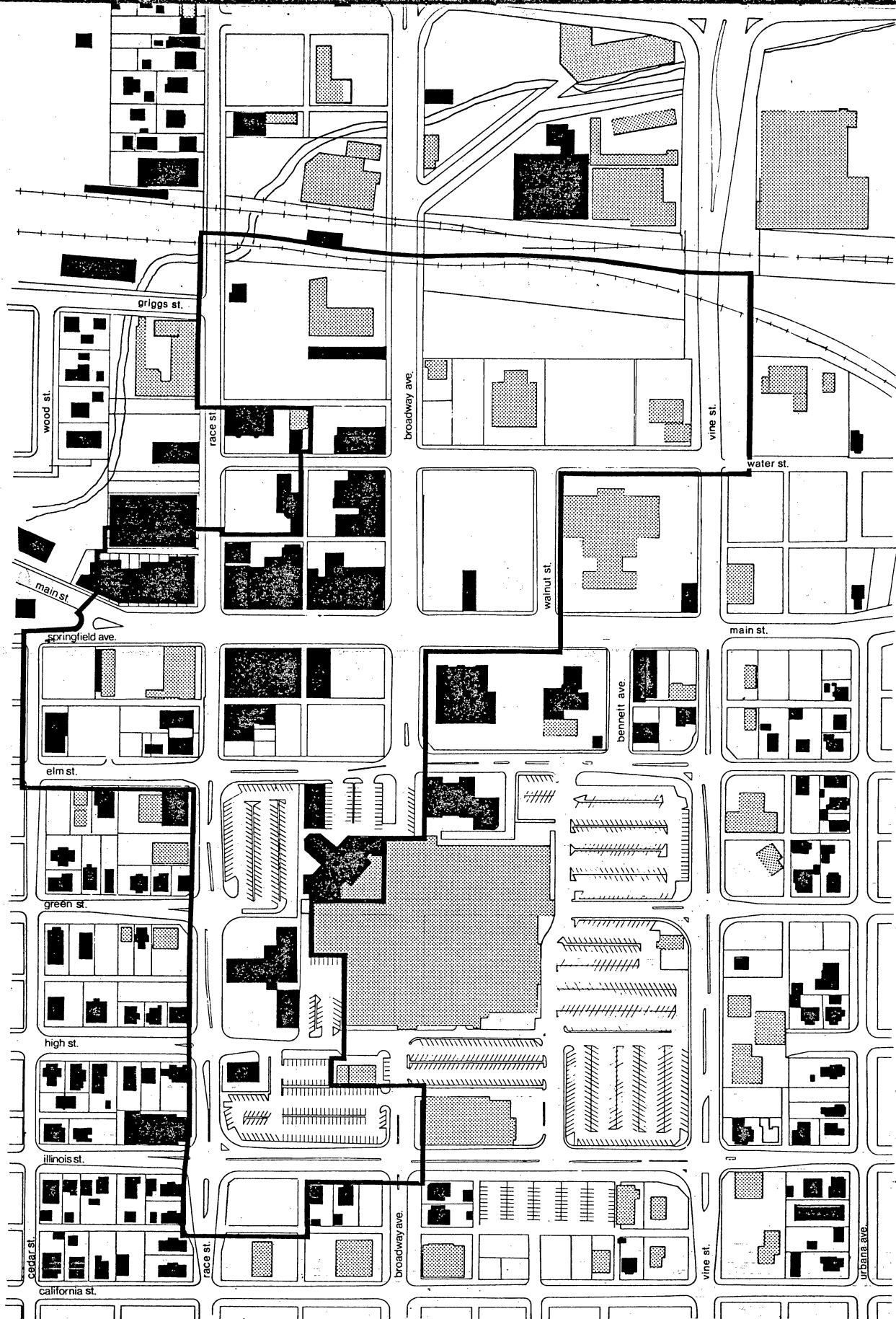
### DOWNTOWN



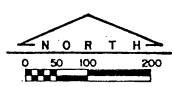
#### LEGEND

- ⊙ BLOCK NUMBER
- BLOCK BOUNDARIES
- 34,811 ASSESSED BLOCK VALUE [\$]
- TOTAL INITIAL EQUALIZED ASSESSED VALUE [\$]
- 2,433,300

3

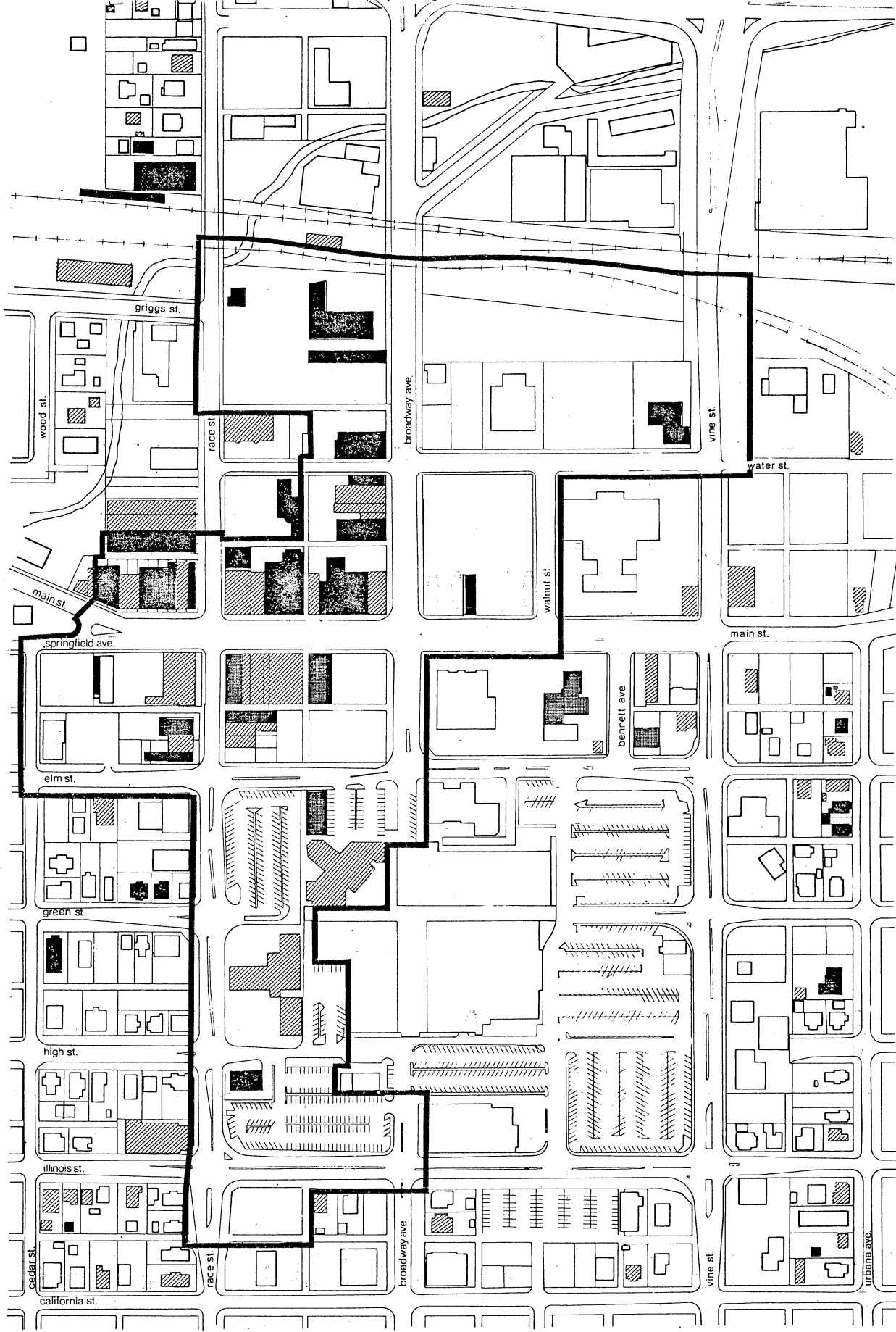


**BUILDING AGE** July 1980  
**URBANA, ILLINOIS**  
**DOWNTOWN**



- LEGEND**
- Built after 1940
  - Built before 1940
  - Tax Increment District

NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE



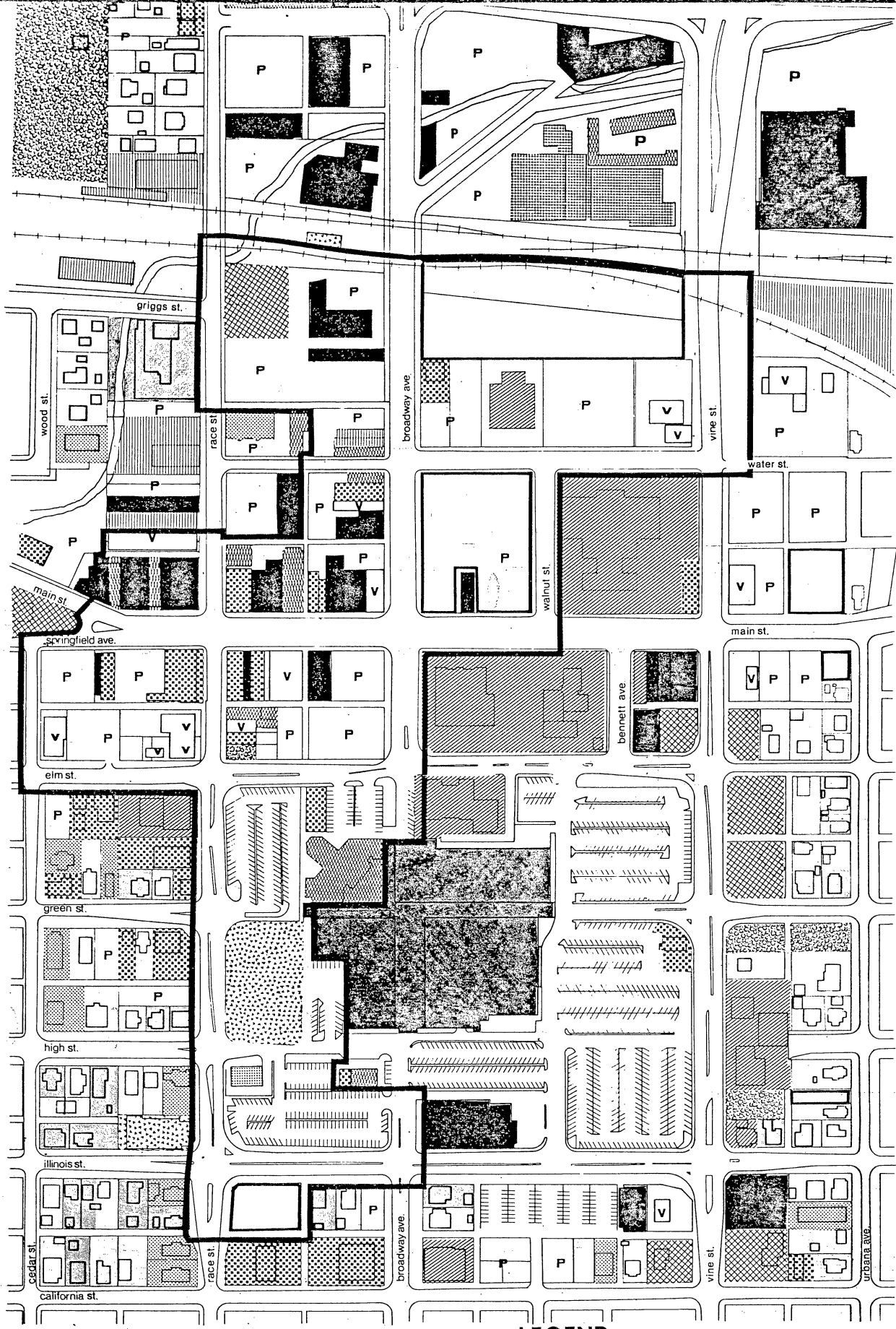
# EXISTING BUILDING CONDITIONS URBANA, ILLINOIS DOWNTOWN



- LEGEND**
- Sound
  - ▨ Deteriorating
  - Dilapidated
  - Tax Increment District

NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE  
SOURCE OF INFORMATION: SURVEY BY CITY OF URBANA BUILDING INSPECTORS-JULY 1984

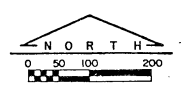




# EXISTING LAND USE July 1980

## URBANA, ILLINOIS

### DOWNTOWN



- LEGEND** NOTE: LOCATIONS ARE SCHEMATIC AND SIZES APPROXIMATE
- One dwelling unit

Two dwelling units

3 or more dwelling units

Light manufacturing & processing

Light wholesaling & warehousing

Automotive retailing

General retailing
  - Eating/drinking & hotels/motels

Offices & general services & banks

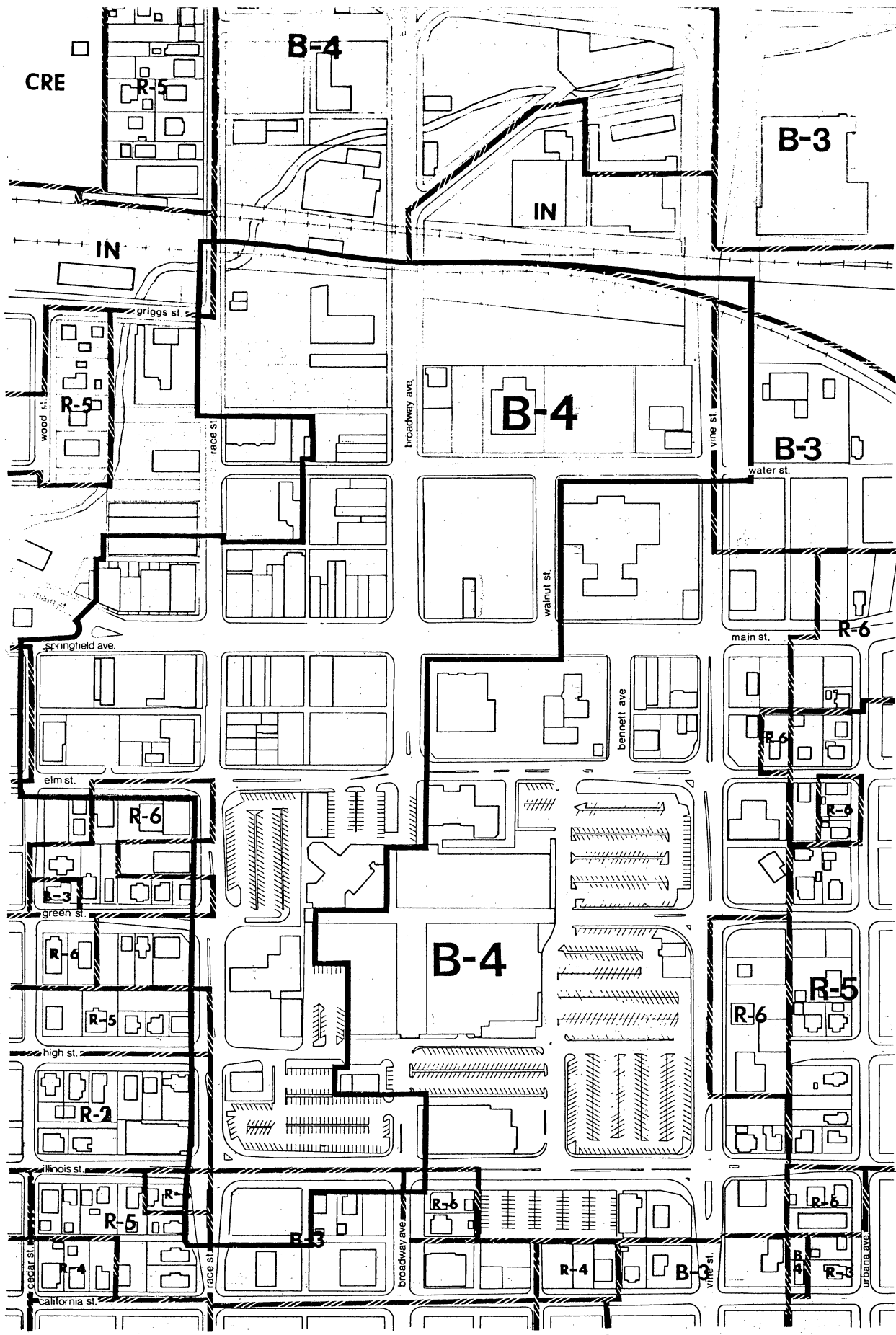
Public Facilities

Religious & cultural

Public parks

Vacant land

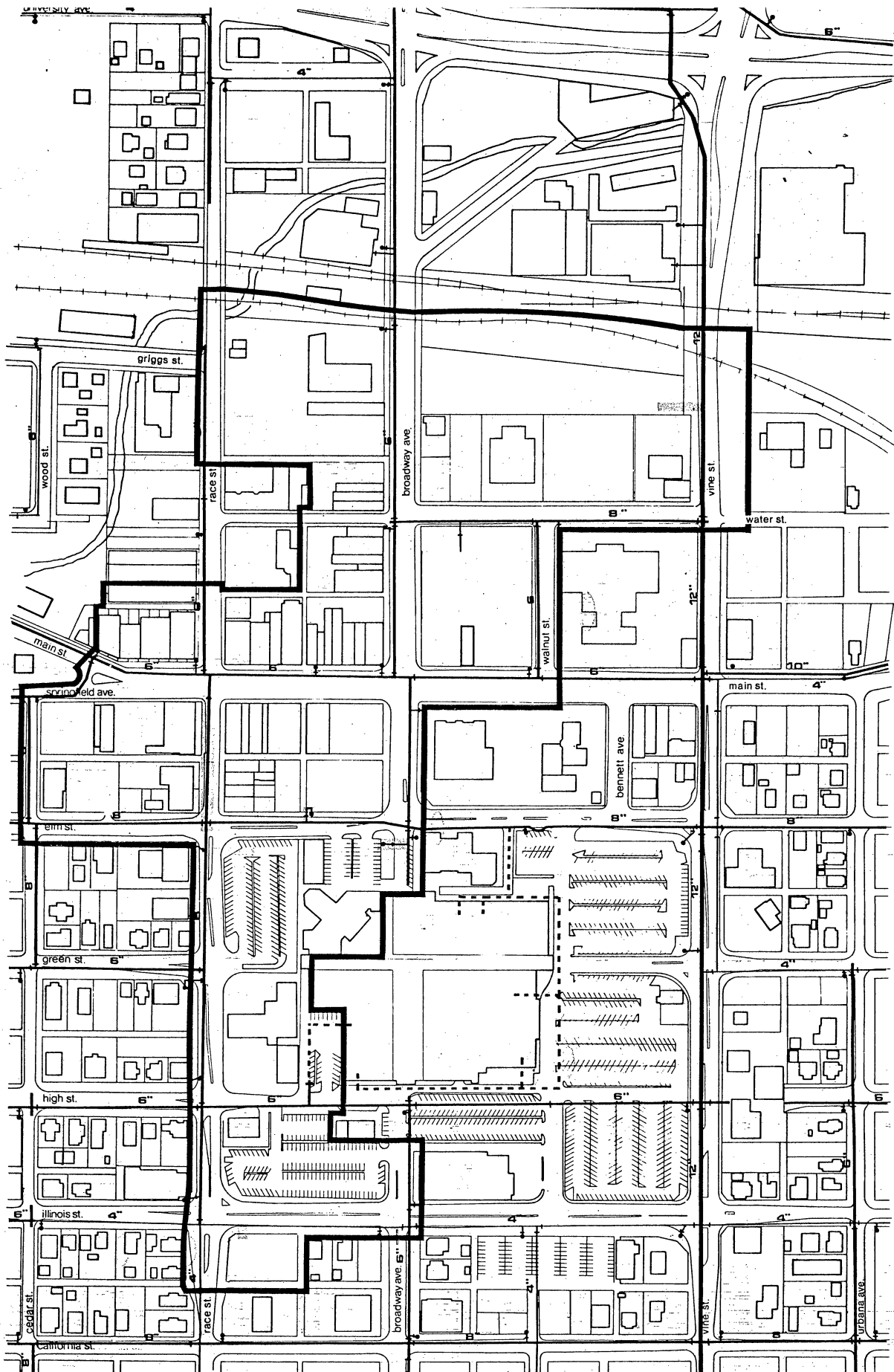
Vacant bldg. P Parking



# ZONING MAP URBANA, ILLINOIS DOWNTOWN

## LEGEND

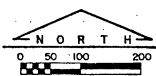
- B-3 General business
- B-4 Central business
- R-2 Single family res.
- R-3 Single/two fam. res.
- R-4 Med. density multiple fam. res.
- CRE- Recreation
- IN Industrial
- R-5 Med. high density multiple family res.
- R-6 High density multiple family residential
- Zoning district boundaries
- Boneyard creek district



# WATER DISTRIBUTION SYSTEM URBANA, ILLINOIS DOWNTOWN

## LEGEND

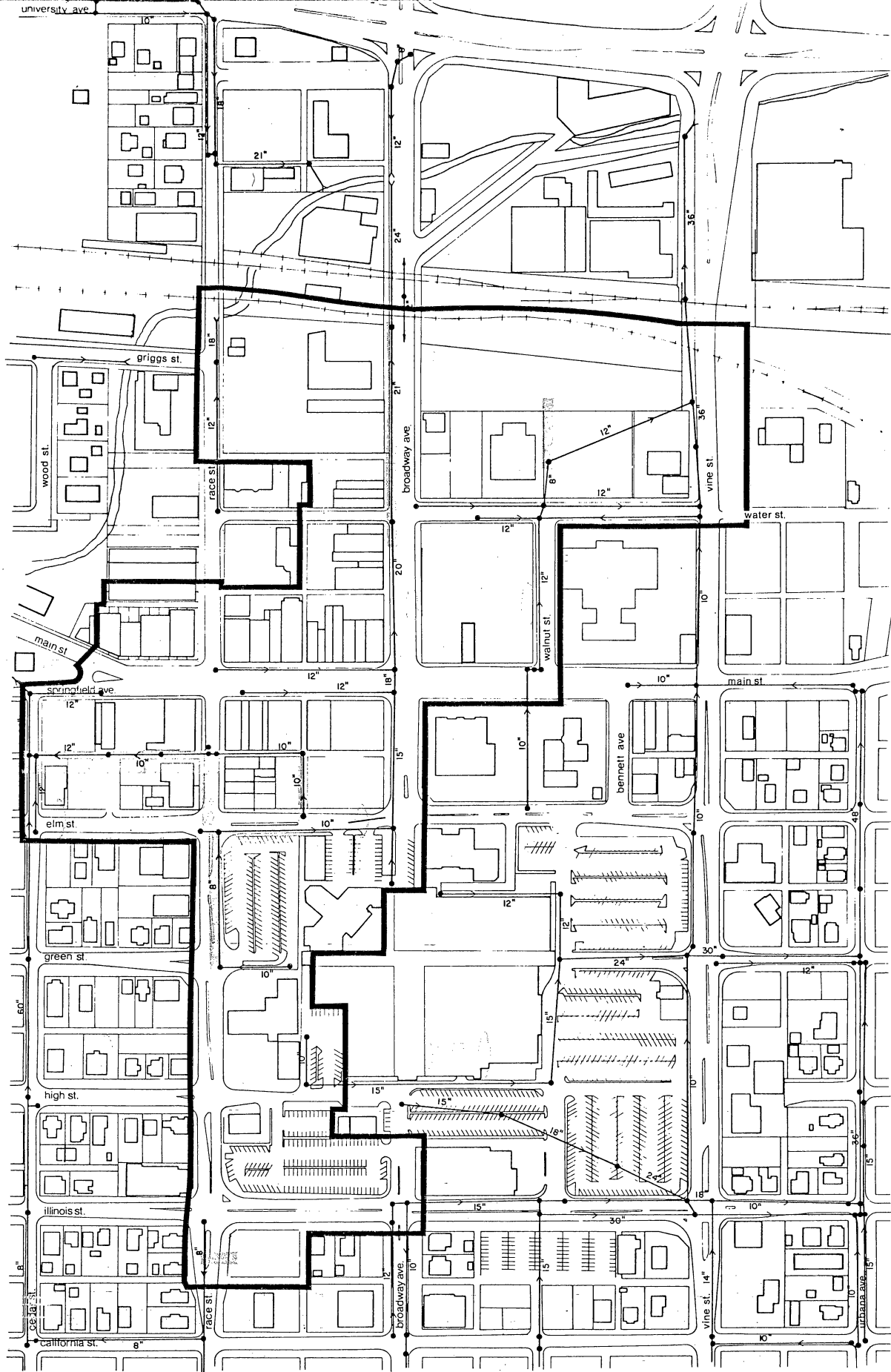
- 6" Water main
- + Water valve
- Fire hydrant
- Private water main



Proposed Work area

Tax District Boundary **8**

NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE

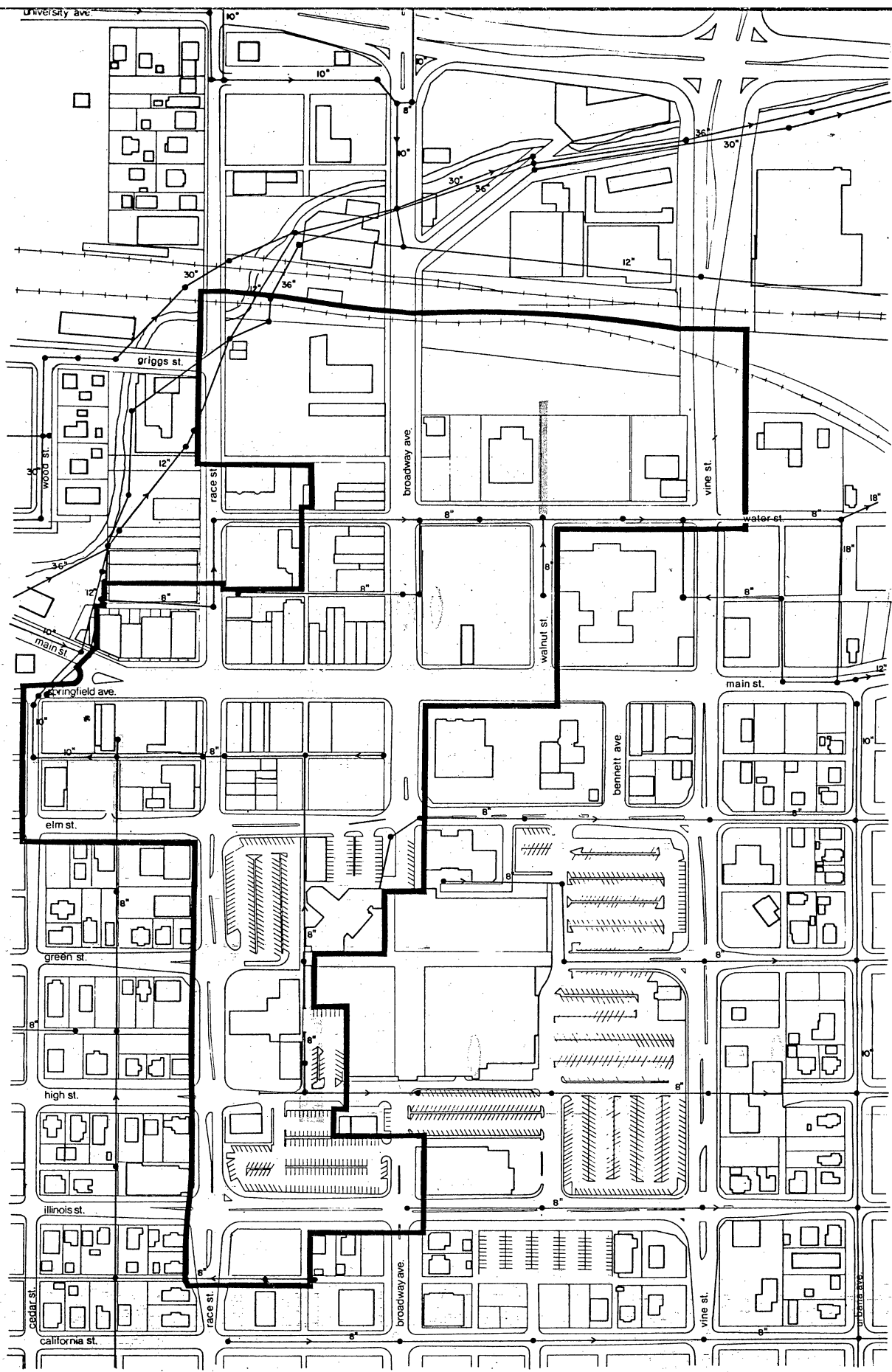


# EXISTING STORM SEWERS URBANA, ILLINOIS DOWNTOWN

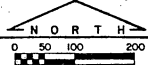
## LEGEND

- Manhole
- 10" Storm Sewer
- Direction of flow
- ▬ Tax District Boundary
- ▨ Area of Proposed Work

NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE



# EXISTING SANITARY SEWERS URBANA, ILLINOIS DOWNTOWN

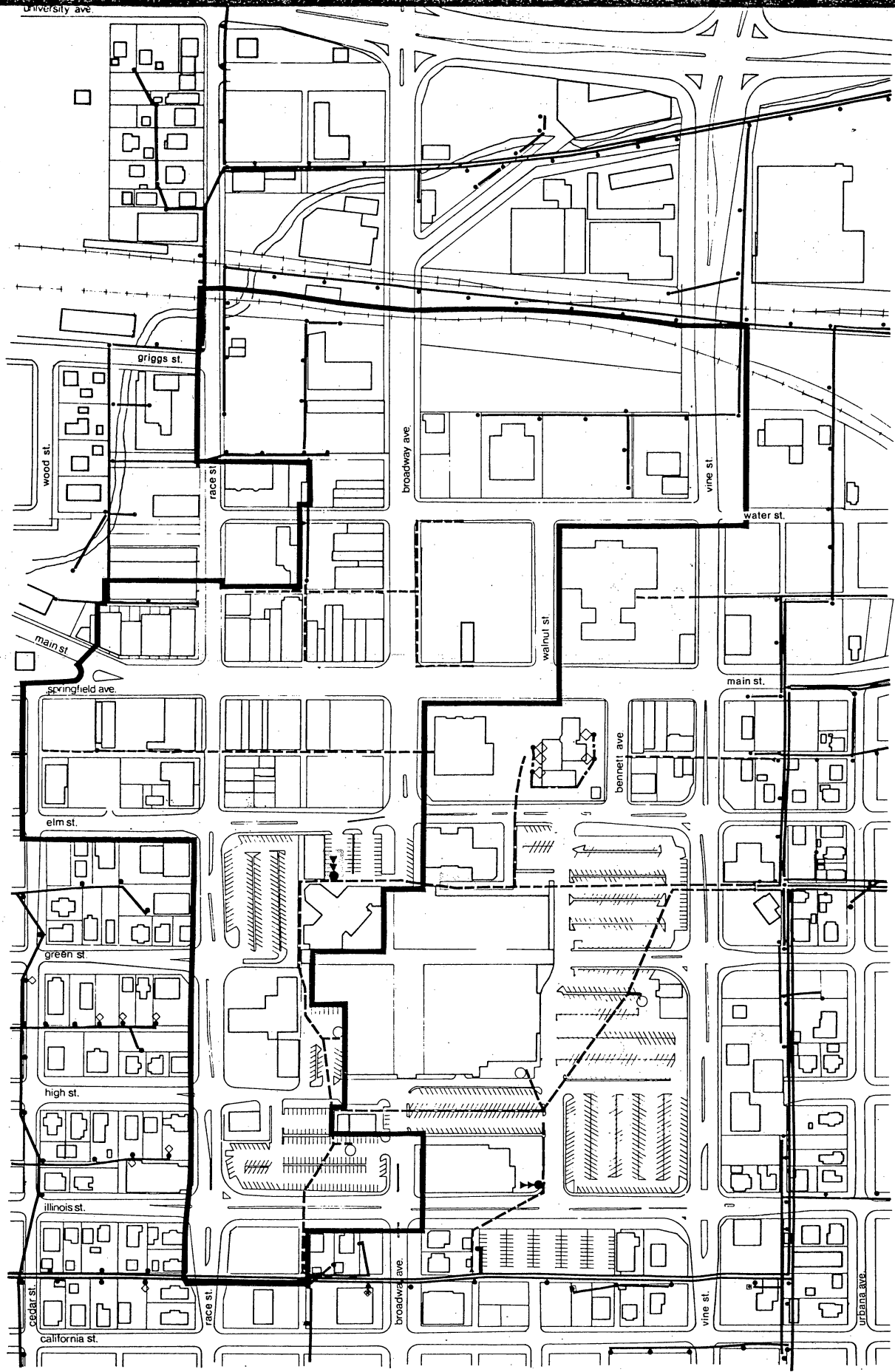


## LEGEND

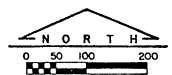
- Manhole
- 8" Sanitary Sewer
- Direction of flow
- Tax District Boundary
- ▨ Area of Proposed Work

NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE



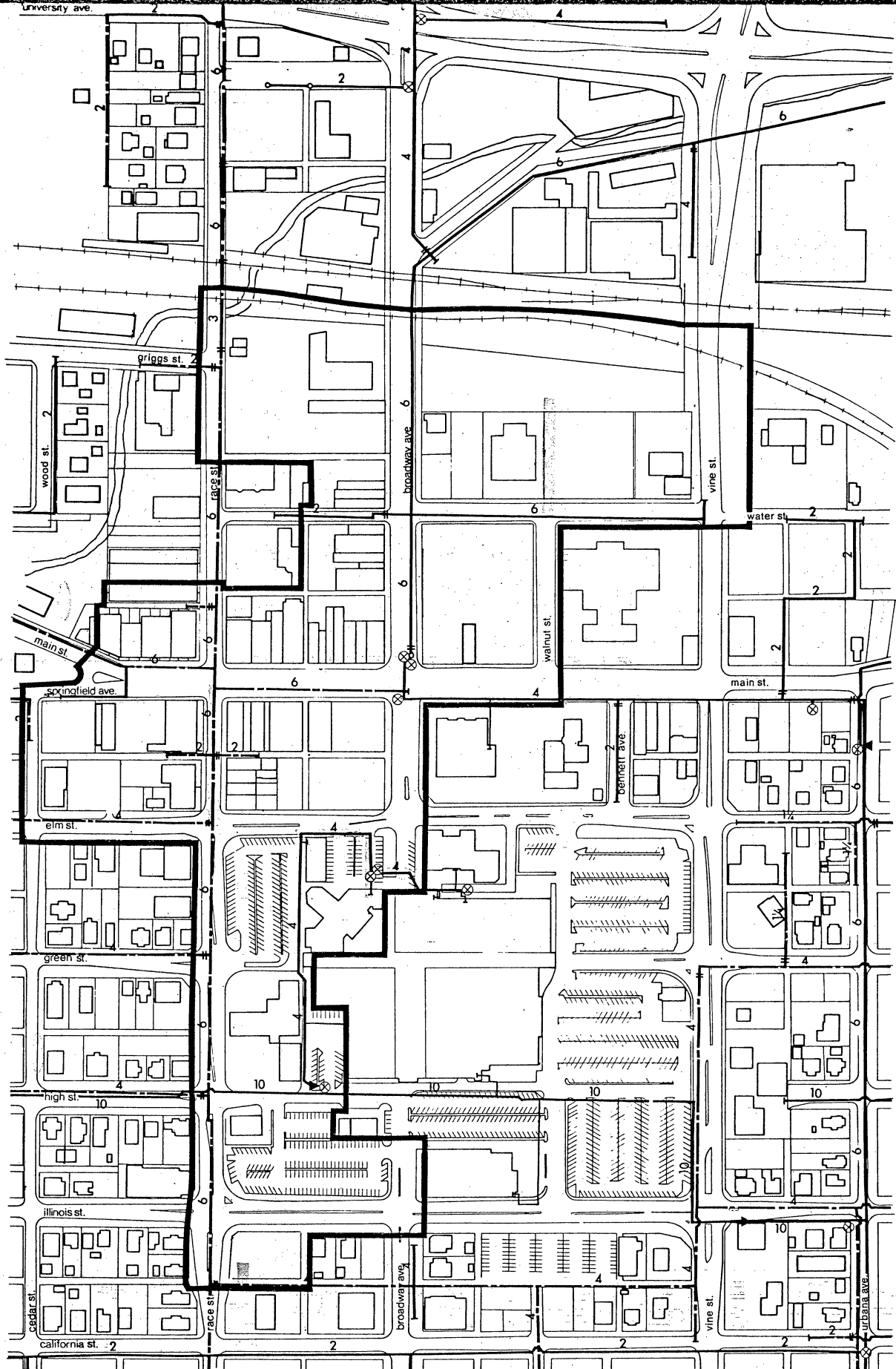


# ELECTRICAL DISTRIBUTION SYSTEM URBANA, ILLINOIS DOWNTOWN



- LEGEND**
- Overhead Feeders & Poles
  - - - Underground Feeders
  - ◊▲ Transformers
  - ▬ Tax District Boundary
  - ▨ Area of Proposed Work

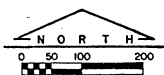
NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE



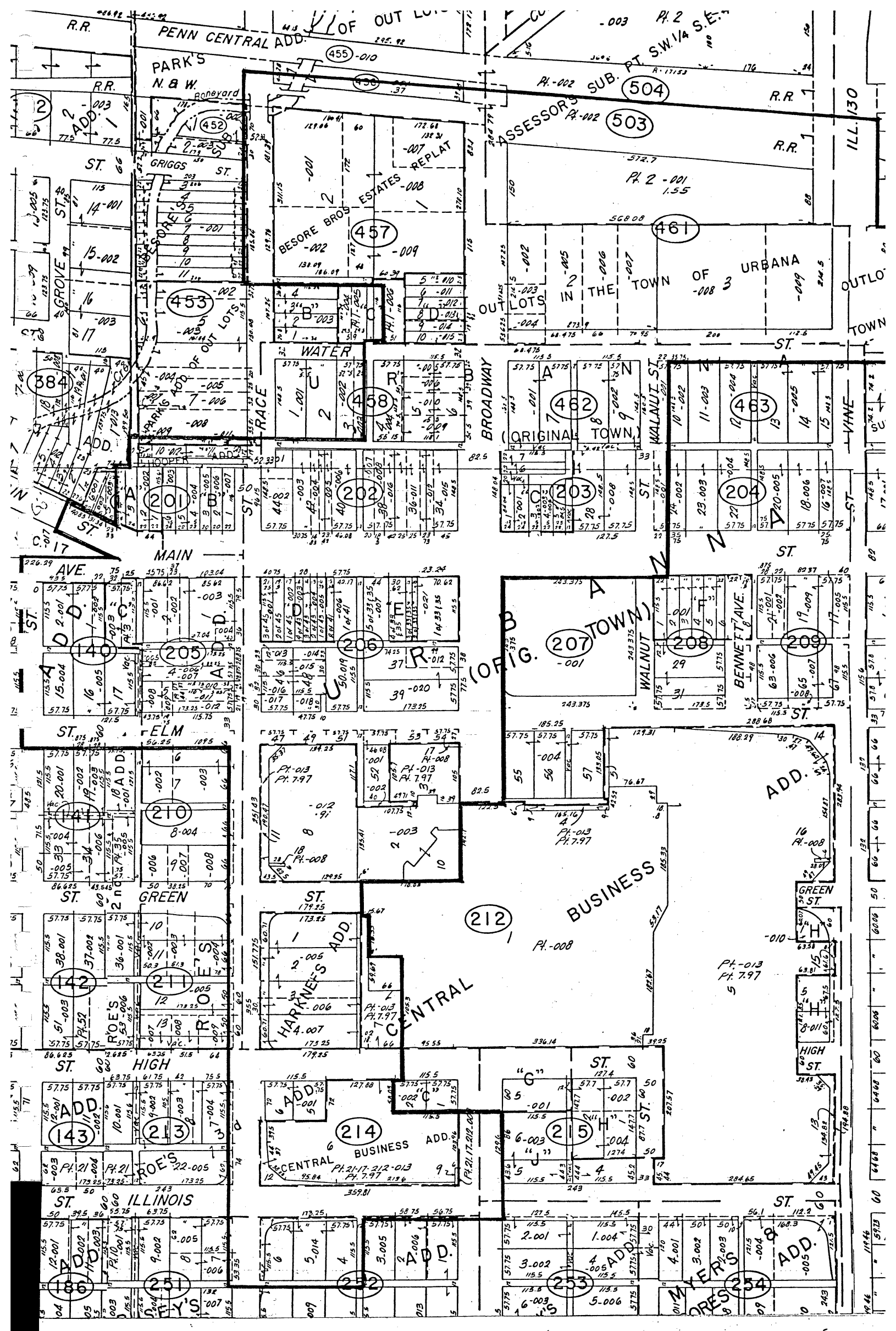
# GAS DISTRIBUTION SYSTEM URBANA, ILLINOIS DOWNTOWN

## LEGEND

- ⊗ Valve box [shut off]
- ▶ Regulator
- 6 Gas main [inches]
- 2, 4 Connection [size change]
- Capped main
- Service
- ▭ Proposed Work Area



NOTE: LOCATIONS ARE SCHEMATIC & SIZES ARE APPROXIMATE

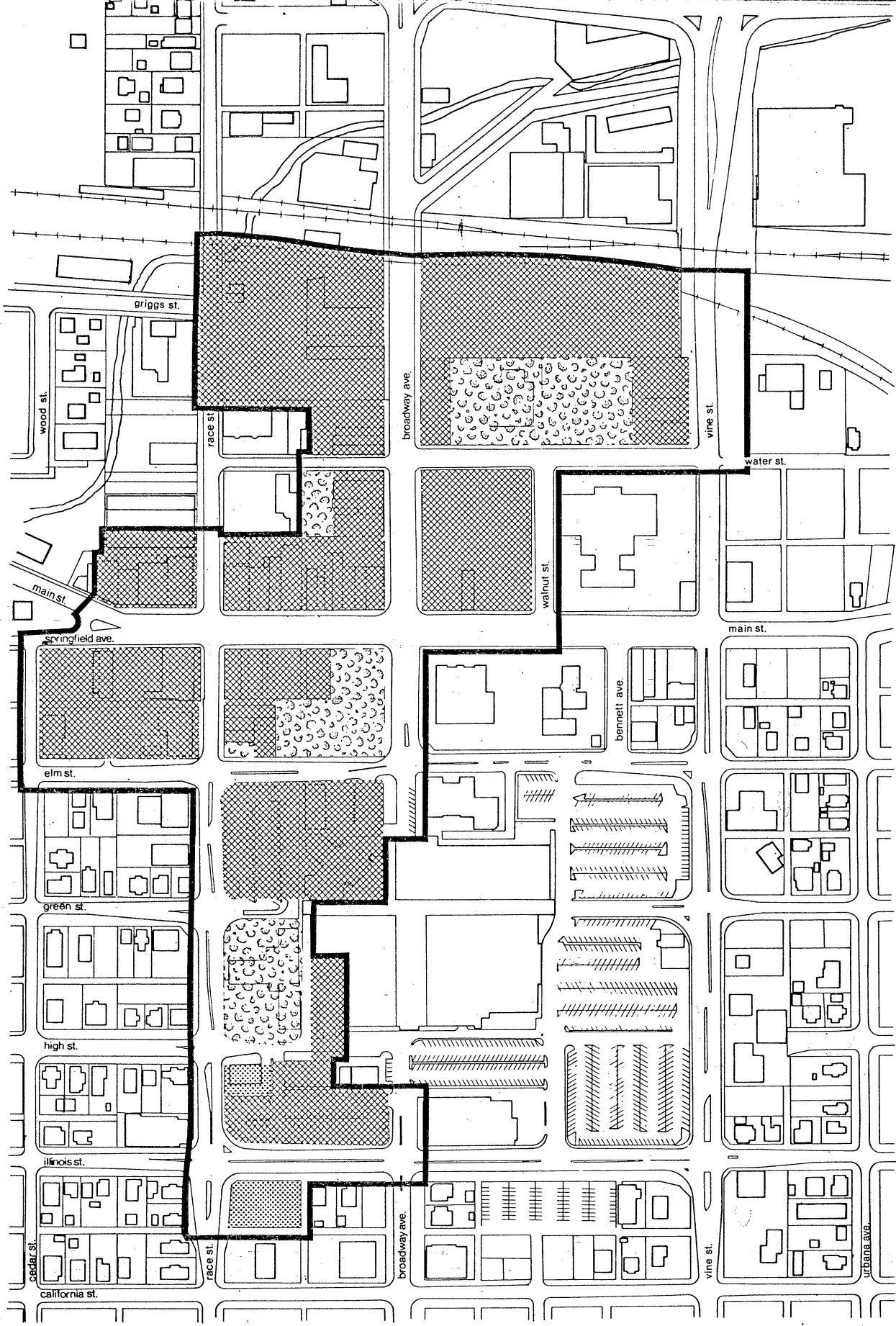


# PROPERTY MAP URBANA, ILLINOIS DOWNTOWN




- LEGEND**
- (214)** TAX BLOCK NUMBER
  - 6** LOT NUMBER
  - 005** TAX PARCEL NUMBER
  - 9** TAX INCREMENT DISTRICT





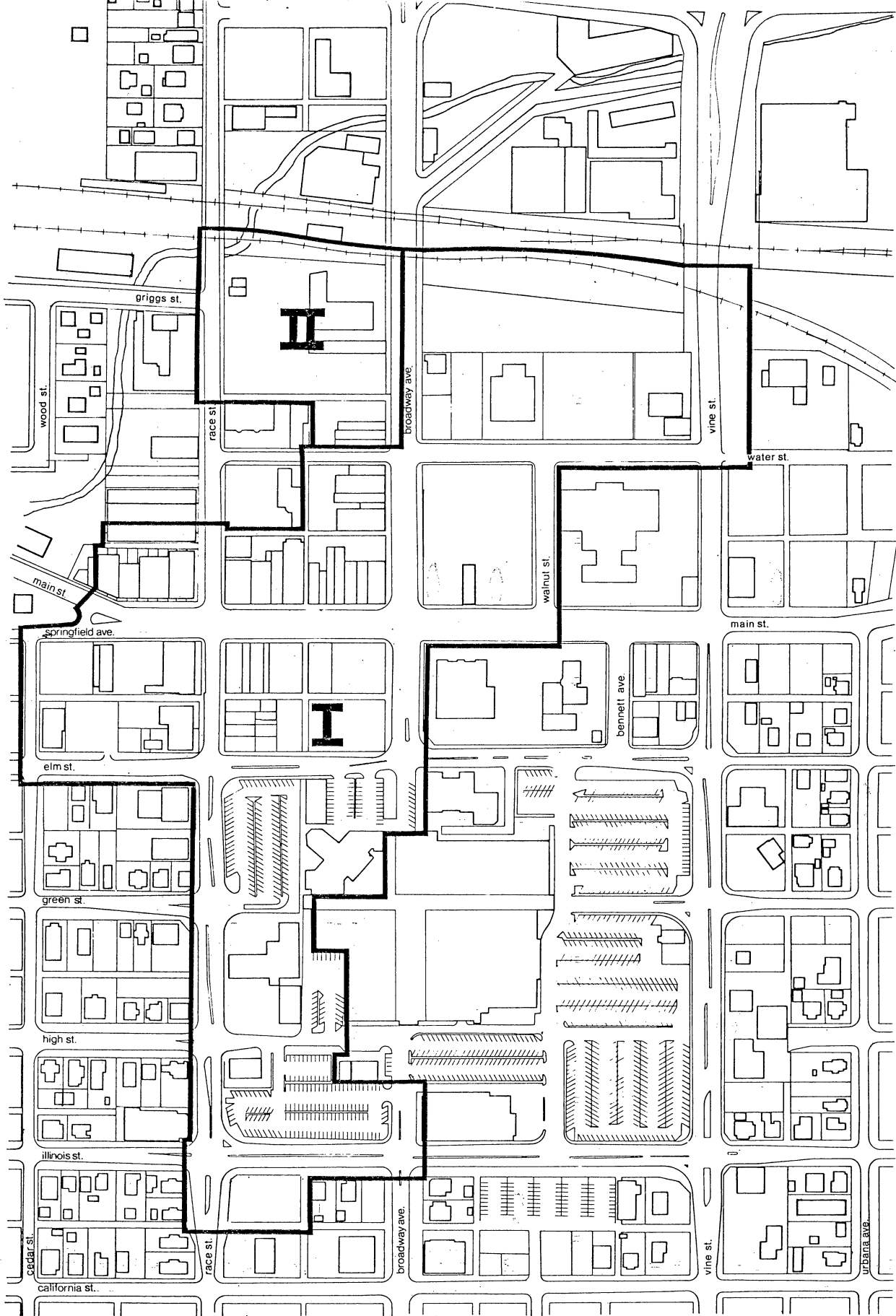
# GENERALIZED LAND USE PLAN URBANA, ILLINOIS DOWNTOWN

## LEGEND

-  **Multi-Family** (includes Sec. 8 housing)
-  **Public & Semi-Public**  
(Structures and Parking)
-  **Commercial** (Includes Private Parking)



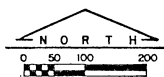
NOTE: LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE



# PHASING OF REDEVELOPMENT URBANA, ILLINOIS DOWNTOWN

## LEGEND

-  Project Area Boundary
-  Phasing Schedule



NOTE: LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

APPENDIX B

Downtown Conservation-Redevelopment Project Area Boundary - Legal  
Description

DOWNTOWN URBANA CONSERVATION-REDEVELOPMENT DISTRICT AREA BOUNDARY

LEGAL DESCRIPTION

The City of Urbana proposes that the Redevelopment Project Area encompasses the following area within the corporate limits of the City, more particularly described to wit: Commencing at a point on the West R.O.W. line of Race Street 160.00' North of the North R.O.W. line of Griggs Street said point being the North R.O.W. line of the Norfolk & Western R.R.; thence Easterly along said North R.O.W. line to the East R.O.W. line of Vine Street (IL. Rt. 130); thence South along said East R.O.W. line to the South R.O.W. line of Water Street; thence West 411.40' along said South R.O.W. line to the East R.O.W. line of Walnut Street; thence South 391.50' along said East R.O.W. line to the South R.O.W. line of Main Street; thence West 298.38' along said South R.O.W. line to the East R.O.W. line of Broadway Avenue; thence South 414.38' along said East R.O.W. line to the North line of Lot 1 of the Central Business Addition; thence S 88° 35' 42" W, 82.50'; thence S 0° 54' 38" E, 142.70'; thence S 89° 05' 22" W, 178.83'; thence S 1° 03' 33" E, 55.02'; thence N 89° 05' 22" E, 15.67'; thence S 0° 54' 38" E, 76.33'; thence N 89° 05' 22" E, 69.00'; thence S 0° 54' 38" E, 224.99'; thence S 88° 32' 22" W, 19.95'; thence S 1° 05' 18" E, 58.08'; thence N 88° 38' 31" E, 198.00'; thence S 1° 04' 20" E, 198.96' to the South R.O.W. line of Illinois Street (the aforementioned bearings were derived from the plat of the Central Business Addition, Urbana, Illinois); thence West 255.75' along said South R.O.W. line to the East line of Crane Alley; thence south 121.50' along said East line to the South line of Cedar Alley; thence East 241.25' to the West R.O.W. line of Race Street; thence Northerly 952.66' along said West R.O.W. line to the South R.O.W. line of Elm Street; thence West 398.50' along said South R.O.W. line to the West R.O.W. line of Cedar Street; thence North 348.45' along said West R.O.W. line to the North

R.O.W. line of Springfield Avenue; thence East along said North R.O.W. line to the intersection of the South R.O.W. line of Main Street; thence Northwesterly along said South R.O.W. line to an extension of the West property line of Lot 1 in Worthy's Addition; thence Northeasterly 66.00' along said property line extended to the North R.O.W. line of Main Street; thence Southeasterly 123.10' along said North R.O.W. line to the West property line of Lot 4 in Blackshaws Addition; thence North along said West property line to the North line of Blackshaws Addition; thence East 16.25' along said North line to the West line of Hooper and Parks Addition, thence North 44.79' along said West line; thence East 255.33' parallel to the South property line of Lot 7 in Hooper and Parks Addition, to the East R.O.W. line of Race Street; thence south 0.29' along said East R.O.W. line to the North line of Goose Alley; thence East 173.25' along said North line to the West line of Crane Alley; thence North 180.50' along said West line to the North R.O.W. line of Water Street; thence East 27.00' along said North R.O.W. line; thence North 107.24' parallel with the East line of Crane Alley; thence West 257.67', parallel with the North R.O.W. line of Water Street to the West R.O.W. line of Race Street; thence North 385.84' along said West R.O.W. line to the point of beginning; said tract containing 34 acres ± and being situated in the South Half of Section 8 and the North Half of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois.

APPENDIX C: TABLES

1. Total Initial Equalized Assessed Value Urbana Tax Increment Allocation Financing Plan (By Block)
2. Initial Phase Schedule of Anticipated Equalized Assessed Valuation
3. Initial Phase Urbana Tax Increment Area Project Costs (Estimated)
4. Final Phase Urbana Tax Increment Area Project Costs
5. Initial Phase Schedule of Conservation-Redevelopment and Private Investment

TABLE 1

TOTAL INITIAL EQUALIZED ASSESSED VALUE  
URBANA TAX INCREMENT ALLOCATION FINANCING PLAN  
(BY BLOCK)

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(1979 EQUALIZED ASSESSED VALUATION)

BLOCK DESCRIPTION NO. 1

Area bounded by Broadway Avenue, Water Street, Vine Street, and Penn Central Railroad tracks--Civic Center tract.

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PARCEL NO.	A S S E S S M E N T		TOTAL
	LAND	IMPROVEMENT	
91-21-08-503-002	----	-----	-----
91-21-08-461-001	----	-----	-----
91-21-08-461-002	7,320	20,030	27,350
91-21-08-461-003	7,180	430	7,610
91-21-08-461-004	----	-----	-----
91-21-08-461-005	----	-----	-----
91-21-08-461-006	----	-----	-----
91-21-08-461-007	----	-----	-----
91-21-08-461-008	----	-----	-----
91-21-08-461-009	<u>11,380</u>	<u>18,270</u>	<u>29,650</u>
TOTAL	25,880	38,730	64,610

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BLOCK DESCRIPTION NO. 2

Area bounded by Broadway Avenue, Main Street, Walnut Street, and Water Street--Champaign County Bank & Trust Company tract.

91-21-08-462-001	23,610	-----	23,610
91-21-08-462-002	12,230	-----	12,230
92-21-17-203-001	28,910	73,910	102,820
92-21-17-203-002	7,030	10,050	17,080
92-21-17-203-003	7,030	6,560	13,590
92-21-17-203-004	7,030	-----	7,030
92-21-17-203-008	<u>40,500</u>	<u>196,530</u>	<u>237,030</u>
TOTAL	126,340	287,050	413,390

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BLOCK DESCRIPTION NO. 3

Area bounded by Cedar, Main, Race, and Elm Streets--Busey Bank tract.

92-21-17-205-001	18,880	1,560	20,440
92-21-17-205-002	6,120	17,050	23,170
92-21-17-205-003	27,370	218,940	246,310
92-21-17-205-004	7,660	14,660	22,320
92-21-17-205-005	1,600	680	2,280
92-21-17-205-006	6,170	11,160	17,330

92-21-17-205-007	6,170	21,660	27,830
92-21-17-205-008	1,300	1,300	2,600
92-21-17-205-009	2,110	-----	2,110
92-21-17-205-010	3,620	7,510	11,130
92-21-17-205-011	4,050	7,100	11,150
92-21-17-205-012	4,470	20,260	24,730
92-21-17-140-001	-----	-----	-----
92-21-17-140-002	3,520	13,880	17,400
92-21-17-140-003	6,120	67,480	73,600
92-21-17-140-004	3,660	54,480	58,140
92-21-17-140-005	----	-----	-----
TOTAL	102,820	457,720	560,540

BLOCK DESCRIPTION NO. 4

Area bounded by Race Street, Main Street, Broadway Avenue, and Goose Alley--Main Street businesses.

92-21-17-202-001	8,290	1,956	10,246
92-21-17-202-002	15,150	31,870	47,020
92-21-17-202-003	9,570	7,110	16,680
92-21-17-202-004	4,790	5,140	9,930
92-21-17-202-005	7,340	6,330	13,670
92-21-17-202-006	14,670	26,470	41,140
92-21-17-202-007	6,380	1,600	7,980
92-21-17-202-008	5,750	4,850	10,600
92-21-17-202-009	6,070	8,240	14,310
92-21-17-202-010	7,340	10,810	18,150
92-21-17-202-011	7,980	11,300	19,280
92-21-17-202-012	7,030	9,800	16,830
92-21-17-202-013	7,660	1,390	9,050
92-21-17-202-014	7,180	15,610	22,790
TOTAL	115,200	142,476	257,676

BLOCK DESCRIPTION NO. 5

Area bounded by Water Street, Broadway Avenue, Goose Alley, and Parcel No. 92-21-08-458-003--Broadway businesses.

91-21-08-458-004	----	-----	-----
91-21-08-458-005	3,190	7,900	11,090
91-21-08-458-006	6,230	9,210	15,440
91-21-08-458-007	3,430	6,360	9,790
91-21-08-458-008	3,040	3,360	6,400
91-21-08-458-009	8,250	15,900	24,150
TOTAL	24,140	42,730	66,870



BLOCK DESCRIPTION NO. 6

Area bounded by Race Street, Main Street, Parcel No. 92-21-17-201-001, and Parcel No. 92-21-17-453-006--Main Street businesses.

91-21-17-201-001	----	-----	27,540
91-21-17-201-002	11,700	7,800	19,500
91-21-17-201-003	6,380	7,470	13,850
91-21-17-201-004	11,700	5,570	17,270
91-21-17-201-005	5,320	2,540	7,860
91-21-17-201-006	5,320	1,960	7,280
91-21-17-201-007	7,030	22,270	29,300
91-21-08-453-010	890	170	890
91-21-08-453-011	1,070	-----	1,070
91-21-08-453-012	5,860	9,350	15,210
91-21-08-453-013	----	-----	-----
91-21-17-453-009	----	-----	800
	<u>55,270</u>	<u>57,130</u>	<u>140,570</u>

BLOCK DESCRIPTION NO. 7

Area bounded by Main, Broadway, Elm, and Race Streets--Central site tract.

92-21-17-206-001	13,080	48,690	61,770
92-21-17-206-002	5,430	11,170	16,600
92-21-17-206-003	8,940	16,760	25,700
92-21-17-206-004	4,790	3,360	8,150
92-21-17-206-005	5,430	3,090	8,520
92-21-17-206-006	8,510	12,700	21,210
92-21-17-206-007	14,040	22,010	36,050
92-21-17-206-012	----	-----	-----
92-21-17-206-013	4,900	8,830	13,730
92-21-17-206-014	2,280	1,000	3,280
92-21-17-206-015	6,380	10,760	17,140
92-21-17-206-016	6,810	10,490	17,300
92-21-17-206-017	----	-----	-----
92-21-17-206-018	----	-----	-----
92-21-17-206-019	----	-----	-----
92-21-17-206-020	----	-----	-----
92-21-17-206-021	----	-----	-----
	<u>80,590</u>	<u>148,860</u>	<u>229,450</u>

BLOCK DESCRIPTION NO. 8

Area bounded by Elm, Race, Broadway, and Cedar Alley --Hotel/Elderly Housing tracts.

92-21-17-212-001	10,200	32,710	42,910
92-21-17-212-002	----	-----	-----
92-21-17-212-003	48,770	373,870	422,640
92-21-17-212-012	34,590	-----	34,590
92-21-17-212-013	----	-----	-----
92-21-17-252-014	20,054	-----	20,054
92-21-17-214-001	8,120	57,760	65,880
92-21-17-212-005, 006, 007	----	-----	-----
92-21-17-212-008	----	-----	-----
	<u>121,734</u>	<u>464,340</u>	<u>586,074</u>

BLOCK DESCRIPTION NO. 9

Area bounded by Penn Central, Broadway, Water and Race Streets office/retail tract.

N & W Tracks	-----	-----	-----
91-21-08-457-001	3,470	4,060	7,530
91-21-08-457-002	-----	-----	-----
91-21-08-457-007	8,830	2,830	11,660
91-21-08-457-008	8,620	30,800	39,420
91-21-08-457-009	12,230	4,820	17,050
91-21-08-457-010	3,660	-----	3,660
91-21-08-457-011	3,660	-----	3,660
91-21-08-457-012	3,660	-----	3,660
91-21-08-457-013	3,190	1,690	4,880
91-21-08-457-014	2,540	5,590	8,130
91-21-08-457-015	2,930	8,350	11,280
91-21-08-457-006	<u>3,190</u>	-----	<u>3,190</u>
TOTAL	55,980	58,140	114,120

TOTAL ALL BLOCKS

BLOCK NUMBER	A S S E S S M E N T		TOTAL
	LAND	IMPROVEMENT	
1	25,880	38,730	64,610
2	126,340	287,050	413,390
3	102,820	457,720	560,540
4	115,200	142,476	257,676
5	24,140	42,730	66,870
6	55,270	57,130	140,570
7	80,590	148,860	229,450
8	121,734	464,340	586,074
9	55,980	58,140	114,120
	TOTAL	<del>707,954</del> 1,697,176	<del>2,433,300</del>

TOTAL INITIAL EQUALIZED ASSESSED VALUE = ~~2,433,300~~

TABLE 2

INITIAL PHASE - SCHEDULE OF ANTICIPATED  
EQUALIZED ASSESSED VALUATION

<u>YEAR</u>	<u>ANTICIPATED ASSESSED VALUATION</u>	<u>ANTICIPATED ASSESSMENT LESS BASE YEAR</u>	<u>INCREMENT</u>
1979	\$2,433,300	-0-	-0-
1980	\$3,527,793	\$1,094,493	\$ 79,700*
1981	\$6,017,427	\$3,584,127	\$ 260,996*
1982	\$6,674,485	\$4,241,185	\$ 308,843*
1983	\$7,561,477	\$5,128,177	\$ 373,433*
1984	\$7,596,447	\$5,163,147	\$ 375,980*
1985 - 2003			\$ 375,980*

EXCLUDES PROPOSED FINAL PHASE DEVELOPMENT WHICH IS ON BLOCK NINE

\*See notations in Text concerning possibility of distribution of increment to various taxing bodies on an annual basis. (Page 26)

TABLE 3

URBANA TAX INCREMENT AREA  
PROJECT COSTS (ESTIMATED)

INITIAL PHASE

<u>I. STUDIES, SURVEYS, FINANCING</u>	<u>COST ESTIMATE</u>
Legal	\$ 20,000
Marketing	5,000
Planning	10,000
Special Services	5,000
Finance	15,000
<u>II. PROPERTY ASSEMBLY</u>	
Appraisals	\$ 750
Title	500
Acquisition	300,000
Demolition	15,000
Site Preparation	5,000
Condemnation Costs	1,000
<u>III. REHABILITATION LOAN PROGRAM</u>	\$ 150,000
<u>IV. PUBLIC WORKS and FACILITIES</u>	\$1,875,000
<u>V. NECESSARY and RELATED COSTS</u>	\$ 380,000
<u>VI. CONTINGENCY</u>	\$ 164,290
TOTAL	<u>\$2,946,540</u>

\*Based on bond issue net of \$2,566,540 plus property disposition income.

TABLE 4

URBANA TAX INCREMENT AREA  
PROJECT COSTS (ESTIMATED)\*

FINAL PHASE\*\*

<u>I. STUDIES, SURVEYS, FINANCING</u>	<u>COST ESTIMATE</u>
Legal	
Marketing	
Planning	
Special Services	
Finance	
Capitalized Interest Reserve	
Discount Fee	
<u>II. PROPERTY ASSEMBLY</u>	
Appraisals	
Title	
Acquisition	
Demolition	
Site Preparation	
Condemnation Costs	
<u>III. REHABILITATION LOAN PROGRAM</u>	
<u>IV. PUBLIC WORKS and FACILITIES</u>	
<u>V. NECESSARY and RELATED COSTS</u>	
<u>VI. CONTINGENCY</u>	
TOTAL	<u>\$350,000</u>

\*Budget to be completed at a later date.

\*\*Final phase to be separate bond issue.

TABLE 5

INITIAL PHASE - SCHEDULE OF CONSERVATION-REDEVELOPMENT AND PRIVATE INVESTMENT

ACTIVITY	1980	1981	1982	1983	1984	1985
Appraisals, Titles, etc.	-----	-----	-----	-----		
Acquisition/Relocation*		-----				
Demolition, Site Work	-----	-----	-----	-----	-----	
Public Works Facilities						
Design	-----	-----	-----	-----	-----	-----
Construction		-----	-----	-----	-----	-----
Property Redevelopment						
Block 1		-----	-----	-----		
Block 2	-----	-----	-----	-----	-----	-----
Block 3	-----	-----	-----	-----	-----	-----
Block 4						
Block 5			-----	-----	-----	-----
Block 6			-----	-----	-----	-----
Block 7			-----	-----	-----	-----
Block 8		-----	-----	-----	-----	-----

NOTE: \*If necessary.