

**An Ordinance Designating a Developer for Redevelopment Plan Area #6 (Maple and Vine)
in Tax Increment Financing District No. Two.**

WHEREAS, in accordance with the provisions of the Tax Increment Allocation Redevelopment Act (Section 5/11-74.4-1 et seq. of chapter 65 of the Illinois Compiled Statutes the Urbana City Council approved the *Downtown Urbana Tax Increment Area II Conservation Redevelopment Plan/Project Area* (the TIF II District) in Ordinance No.8687-45; and

WHEREAS, the TIF II District Plan boundaries consist of a Redevelopment Project Area divided into ten sub-areas with Redevelopment Project Area 6 (RPA 6) referenced a the "Maple & Vine Area"; and

WHEREAS, a request for proposals was advertised in the Champaign Urbana News Gazette on August 20, 1995 requesting proposals for the redevelopment of RPA 6; and

WHEREAS Schnucks Markets, Inc. was the only developer submitting a proposal on the published due date of September 25, 1995; and

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

Section 1. The Schnucks Markets, Inc. redevelopment proposal for the Maple & Vine Redevelopment Project Area was submitted in compliance with the time frames required by the published request for proposals.

Section 2. The Schnucks Markets, Inc. redevelopment proposal meets the following criteria:

a. The redevelopment proposal's retail and commercial land uses are in conformance with the goals and objectives of the Redevelopment Plan for the TIF II District.

b. Schnucks Markets, Inc. has provided sufficient evidence of the availability of project financing.

c. Schnucks Markets, Inc. has control of twenty of twenty-two properties in the redevelopment area.

d. The redevelopment proposal contains the required information to allow the City Council to authorize staff to proceed with the negotiation of a development agreement between Schnucks Markets, Inc. and the City of Urbana.

Section 3. The Urbana City Council hereby designates Schnucks Markets, Inc. as "Developer" of the RPA 6 subject to the City Council's approval of a redevelopment agreement.

Section 4. The City's Chief Administrative Officer and relevant City staff are hereby

authorized to negotiate a development agreement with Schnucks Markets, Inc. for the redevelopment of RPA 6.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of two-thirds of the members of the Corporate Authorities of the City of Urbana, Illinois, then holding office, at a regular meeting of said Council.

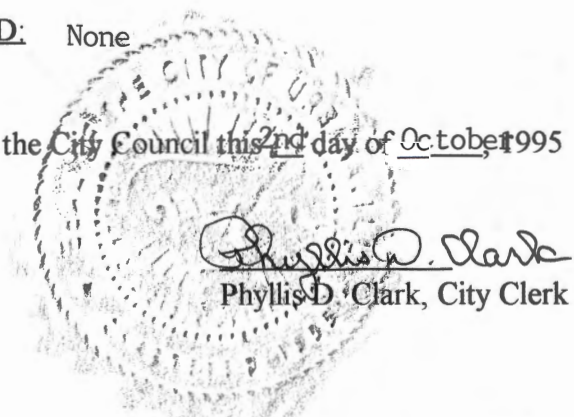
PASSED by the City Council on this 2nd day of October, 1995.

AYES: Hayes, Kearns, Patt, Pollock, Ryan, Taylor, Whelan

NAYS: None

ABSTAINED: None

PASSED by the City Council this 2nd day of October, 1995



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the mayor this 2nd day of October, 1995.

Tod Satterthwaite
Tod Satterthwaite, Mayor