

AN ORDINANCE APPROVING AN AMENDMENT TO A REDEVELOPMENT AGREEMENT

(Icon Hospitality LLC - Urbana Landmark Hotel)

WHEREAS, the City of Urbana, an Illinois municipal corporation (the “City”), is a home rule unit of local government pursuant to Article 7, Section 6 of the Illinois Constitution of 1970 and 65 ILCS 5/1-1-10; and

WHEREAS, the City Council approved a Redevelopment Agreement with Marksons Affiliates, LLC (the “Agreement”), on July 1, 2019, to renovate and operate the former Urbana Landmark Hotel as a Tapestry Collection by Hilton brand property; and

WHEREAS, the City Council later approved an amendment to the Agreement (“First Amendment”), on November 2, 2020, that extended the Project Commencement Date (as defined by the Agreement) from July 1, 2020 to July 1, 2021; and

WHEREAS, the first Amendment also acknowledged an approved assignment of the Agreement and Marksons Affiliates’ interest in the hotel to Icon Hospitality, LLC; and

WHEREAS, construction on the hotel did commence on or about July 1, 2021; and

WHEREAS, the on-going effects of the COVID-19 global pandemic impacted lead times and materials availability even after construction commencement; and

WHEREAS, the City Council later approved an amendment to the Agreement (“Second Amendment”), on November 21, 2022, that extended the Project Occupancy Date (as defined by the Agreement) for an additional eight (8) months, thereby extending the Project Occupancy Date from December 31, 2022 to August 31, 2023; and

WHEREAS, Icon Hospitality has requested an extension of the Project Occupancy Date (as defined by the Agreement) for an additional six (6) months, thereby extending the Project Occupancy Date from August 31, 2023 to February 29, 2024; and

WHEREAS, the City Council, after due consideration, finds that approval of the extension request is in the best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The City Council approves amending the Agreement to extend the Project Occupancy Date as defined and used in the Agreement for an additional six (6) months from August 31, 2023 to February 29, 2024 as reflected in the Third Amendment attached hereto.

Section 2.

The Mayor of the City of Urbana, Illinois, shall be and is hereby authorized to execute and deliver such documents required to reflect the extension granted in Section 1, and the City Clerk of the City of Urbana, Illinois, be and the same is authorized to attest to said execution of said documents as so authorized and approved for and on behalf of the City of Urbana, Illinois.

Section 3.

This Ordinance shall be in full force and effect from and after its passage.


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 meeting of said Council.

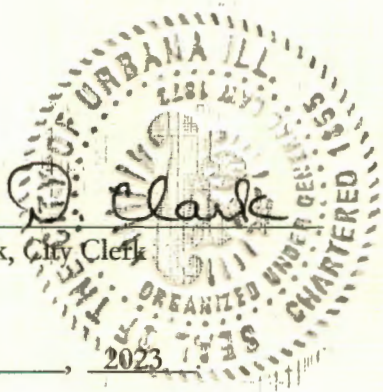
PASSED BY THE CITY COUNCIL this 31st day of July, 2023.

AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Quisenberry

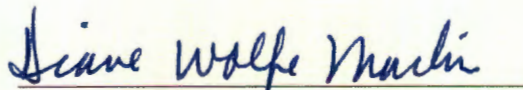
NAYS: None

ABSTENTIONS: None


Phyllis D. Clark, City Clerk



APPROVED BY THE MAYOR this 10th day of August, 2023.


Diane Wolfe Marlin, Mayor