

RESOLUTION NO. 2000-08-021R

A RESOLUTION
PROVIDING FOR A FEASIBILITY STUDY ON THE DESIGNATION OF CERTAIN
TERRITORY AS A REDEVELOPMENT PROJECT AREA AND DECLARING
AN INTENT TO REIMBURSE CERTAIN REDEVELOPMENT PROJECT COSTS

WHEREAS, the City Council (the "Corporate Authorities") of the City of Urbana, Champaign County, Illinois (the "Municipality") desires to encourage private investment and to restore and enhance the tax base by the development or redevelopment of certain territory generally located on both sides of Cunningham Avenue (U.S. Route 45) from University Avenue to Olympian Drive, including the territory immediately west thereof and north of Interstate 74 to the Illinois Central Railroad tracks, as more particularly depicted on the Exhibit attached hereto and hereby incorporated by this reference thereto (the "Territory"); and

WHEREAS, it is hereby found and determined that the Territory or some part thereof cannot reasonably be developed or redeveloped without the adoption by the Municipality of tax increment financing under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "Act"); and

WHEREAS, the exact boundaries of the Territory that may be appropriate for designation as a redevelopment project area under the Act are not known at this time but are expected to be determined by a feasibility study; and

WHEREAS, none of the purposes of the proposed redevelopment plan or the proposed redevelopment project area under the Act is reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the Territory; and

WHEREAS, the Corporate Authorities now find it necessary, desirable and in the best interests of the Municipality to undertake a feasibility study to

determine whether all or some part of the Territory qualifies as a redevelopment project area under the Act; and

WHEREAS, Peckham Guyton Albers & Viets, Inc., Urban Consulting, of St. Louis, Missouri (the "Consultant") has agreed to provide certain professional services in connection with the preparation of a feasibility study to determine whether all or some part of the Territory qualifies as a redevelopment project area under the Act (the "Feasibility Study"); and

WHEREAS, the Municipality is and will continue to incur certain planning and other eligible costs under the Act in connection with the Feasibility Study and the approval, if any, of a redevelopment plan under the Act for all or any part of the Territory, including, but not limited to, costs of studies, surveys, development of plans and specifications, and the implementation and administration of any redevelopment plan under the Act, including staff and professional service costs for architectural, engineering, legal, financial, planning or other services (collectively, the "Eligible Costs").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. The Corporate Authorities hereby find, determine and declare that the matters hereinabove set forth in the preambles and recitals to this Resolution are true, correct and complete and hereby incorporate such matters herein by this reference thereto.

Section 2. The Feasibility Study in connection with the Territory is hereby authorized and approved to be undertaken by the Consultant. Given that none of the purposes of the proposed redevelopment plan or the proposed redevelopment project area is reasonably expected to result in the displacement of residents from ten (10) or more residential units within the Territory, the Feasibility Study is not required to include the preparation

of any housing impact study as described in Section 11-74.4-4.1(b) of the Act.

Section 3. The boundaries of the Territory to be included within the Feasibility Study shall be as depicted on the Exhibit attached hereto and hereby incorporated herein by this reference thereto.

Section 4. The purpose or purposes of the proposed redevelopment plan and projects to be approved under the Act in connection with the Territory, include, but are not limited to, the promotion and protection of the health, safety, morals and welfare of the public, the encouragement of private investment, the restoration and enhancement of the tax base and the eradication or reduction of blight and/or those conditions that lead to blight.

Section 5. Under the Act, tax increment financing is a redevelopment mechanism or tool that permits any increase in the ad valorem taxes arising from the levies of all taxing districts upon real property within a redevelopment project area (the "Tax Increment Revenues") to be used for the payment or reimbursement of certain redevelopment project costs described in the Act.

Section 6. The name, address and phone number of the officer of the Municipality who is hereby designated as the person who can be contacted for additional information about the proposed redevelopment project area under the Act and who should receive all comments and suggestions regarding the redevelopment of the Territory are as follows:


Mr. Reed A. Berger
Economic Development Coordinator
City of Urbana
Community Development Services
400 South Vine Street
Urbana, IL 61801
Telephone: (217) 384-2442

Section 7. The Corporate Authorities hereby declare the official intent of the Municipality to finance any Eligible Costs with Tax Increment Revenues to be derived from the adoption of tax increment financing for all or some part of the Territory under the Act, if any, including from the issuance of bonds or other obligations up to an amount not in excess of twenty percent (20%) of the aggregate issue price of the issue or issues reasonably expected by the Municipality to finance any redevelopment project costs under the Act, and to reimburse any such Eligible Costs incurred by the Municipality or incurred by any developer to the extent authorized by a redevelopment agreement from such Tax Increment Revenues or from such proceeds of such bonds or other obligations. This official intent is made under and pursuant to Section 1.150-2 of the Income Tax Regulations of the Internal Revenue Code of 1986, as amended, and shall be applicable, if at all, if, as and when any such Tax Increment Revenues or bond proceeds become available.

Section 8. From and after the passage and approval of this Resolution, the proper officers, employees and agents of the Municipality are hereby authorized, empowered and directed to do all such acts and things as may be necessary or required to carry out the intent and accomplish the purposes of this Resolution in accordance with the Act. The Director of Community Development Services is hereby further authorized and directed to immediately send a copy of this Resolution to all taxing districts having the power to levy taxes on any real property within any part of Territory.

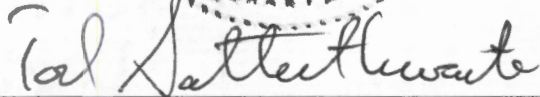
Section 9. This Resolution is merely an expression of the intent of the Corporate Authorities of the Municipality to pursue the feasibility of tax increment financing for all or some part of the Territory and nothing contained herein shall be interpreted or construed to create any obligation on the part of the Municipality to adopt tax increment financing for all or some part of the Territory or to create any rights or benefits in any other party.

PASSED by the City Council this 5th day of September, 2000.









Phyllis D. Clark, City Clerk

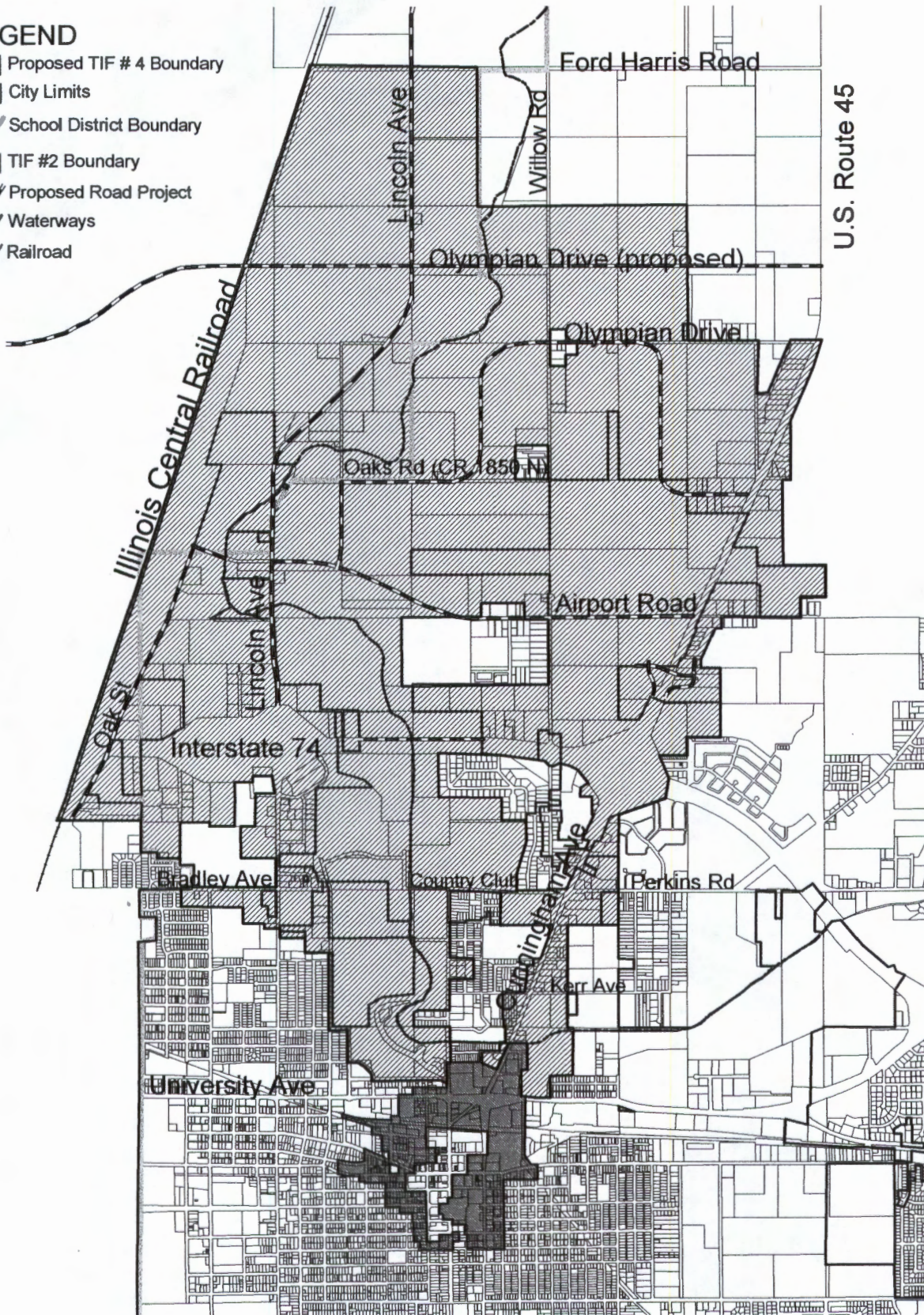
APPROVED by the Mayor this 11th day of September

2000.


Tod Satterthwaite, Mayor

LEGEND

-  Proposed TIF # 4 Boundary
-  City Limits
-  School District Boundary
-  TIF #2 Boundary
-  Proposed Road Project
-  Waterways
-  Railroad



North Urbana Redevelopment Plan Boundary

prepared by Community Development Services
City of Urbana
February 22, 2000



Ref. No. #2000-08-021R