

RESOLUTION NO. 2010-12-030R

**A RESOLUTION EXTENDING THE BUILD URBANA  
TAX REBATE PROGRAM FOR ONE ADDITIONAL YEAR**

(To December 1, 2011 - Build Urbana)

WHEREAS, on March 5, 2001, the City Council of the City of Urbana adopted Resolution No. 2001-02-007R authorizing a single-family home construction incentive program as a means of promoting new single family home construction in the City; and

WHEREAS, on July 16, 2001, the City Council of the City of Urbana adopted Resolution No. 2001-07-022R extending the single-family home construction incentive program to owner occupied zero lot-line townhomes, condominiums, cooperatives, and duplexes; and

WHEREAS, on November 18, 2002, the City Council of the City of Urbana adopted Resolution No. 2002-10-028R extending the provisions of the single-family home construction incentive program to permits issued for a period from December 1, 2002 to December 1, 2004, on November 24, 2004, the City Council of the City of Urbana adopted Resolution No. 2004-11-023R extending the provisions of the single-family home construction incentive program to permits issued for a period from December 1, 2004 to December 1, 2006, on November 27, 2006, the City Council of the City of Urbana adopted Resolution No. 2006-11-028R extending the provisions of the single-family home construction incentive program to permits issued for a period from December 1, 2006 to December 1, 2008, and on November 17, 2008, the City Council of the City of Urbana adopted Resolution No. 2008-11-023R extending the provisions of the single-family home construction incentive program to permits issued for a period from December 1, 2008 to December 1, 2010; and

WHEREAS, the single-family home construction incentive program involves the payment of the difference between the property taxes incurred by new homes in the City of Urbana and the taxes those homes would incur in the City of Champaign for five years, on behalf of property owners who build new homes within the City; and

WHEREAS, the program has been successful in promoting new home starts in Urbana and has contributed to an increase in new housing starts from a previous average of 29 new single-family homes per year for the period from 1988 to 2001 to 176 new homes in 2002, 159 new homes in 2003, 161 new homes in 2004, 104 new homes in 2005, 114 new homes in 2006, 77 new homes in 2007, 51 new homes in 2008, 46 new homes in 2009, and 29 to-date in 2010; and

WHEREAS, analysis of the costs of the program compared with the benefits of increased tax assessments is positive; and

WHEREAS, extension of the Build Urbana home construction incentive program to continue for an additional year so that it is applicable to building permits issued between December 1, 2010 and December 1, 2011 will assist in the build-out of currently active subdivisions in Urbana; and

WHEREAS, support for the extension of the program has been communicated from various local developers and the Urbana School District; and

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the proposed time extension of the single-family home construction incentive program is in the best interest of the City of Urbana.

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

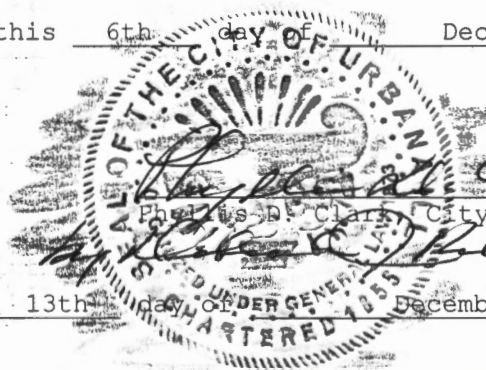
Section 1. The City Council finds and determines that the facts contained in the above recitations are true.

Section 2. The Urbana City Council further resolves that the City of Urbana does hereby amend Resolution No. 2001-02-007R, as amended by

Resolution No. 2001-07-022R, Resolution No. 2002-10-028R, Resolution No. 2004-11-023R, Resolution 2006-11-028R, and Resolution 2008-11-023R to extend the provisions of that resolution to building permits issued between December 1, 2010 and December 1, 2011.

Section 3. All other provisions of Resolution No. 2001-02-007R, Resolution No. 2001-07-022R, Resolution No. 2002-10-028R, Resolution No. 2004-11-023R, and Resolution 2006-11-028R shall apply and shall otherwise remain in force.

PASSED by the City Council this 6th day of December,  
2010.



APPROVED by the Mayor this 13th day of December,  
2010.

Laurel Lunt Prussing  
Laurel Lunt Prussing, Mayor