

Passed: December 19, 2011  
Signed: December 20, 2011

RESOLUTION NO. 2011-12-043R

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

(TO DECEMBER 1, 2012 - 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, 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 on December 6,

2010, the City Council of the City of Urbana adopted Resolution No. 2010-12-030R extending the provisions of the single-family home construction incentive program to permits issued for a period from December 1, 2010, to December 1, 2011; 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 approximately 30 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, 29 homes in 2010, and 15 homes to-date in 2011; 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, 2011, and December 1, 2012, 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.

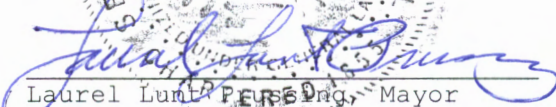
Section 2. The Urbana City Council further resolves that the City of Urbana does hereby amend Resolution No. 2001-02-007R, as amended by Resolution No. 2001-07-022R, Resolution No. 2002-10-028R, Resolution No. 2004-11-023R, Resolution 2006-11-028R, Resolution 2008-11-023R, and Resolution 2010-12-030R to extend the provisions of that resolution to building permits issued between December 1, 2011, and December 1, 2012.

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 19th day of December, 2011 .

  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20th day of December, 2011 .

  
Laurel Lundberg, Mayor