

RESOLUTION NO. 2014-07-042R

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A
CONTRACT FOR PROFESSIONAL SERVICES

(Peckham Guyton Albers & Viets, Inc., FY 2014-2015)

WHEREAS, the City of Urbana (the "City") has heretofore established two tax increment financing redevelopment project areas (commonly referred to as "TIF District No. 1" and "TIF District No. 2") utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the "TIF Act") to facilitate development in the downtown and adjoining areas; and

WHEREAS, the last tax levy year for TIF District No. 1 is 2015 with levy to be collected in 2016; and

WHEREAS, tax increment financing has proven to be an effective tool to leverage private investment in the downtown area although there continues to be a need to induce building improvements and redevelopment within the area; and

WHEREAS, the City desires to explore the feasibility of establishing a new tax increment finance redevelopment project area ("TIF Project Area") for a certain portion of the downtown area of the City; and

WHEREAS, Peckham Guyton Albers & Viets, Inc. ("PGAV") is duly experienced in conducting eligibility studies and preparing TIF redevelopment plans and uniquely experienced in providing these services to the City; and

WHEREAS, the City and PGAV have established a long standing relationship related to the study and implementation of tax increment financing in the City; and

WHEREAS, given the relationship which the City has established with PGAV and given PGAV's unique expertise in undertaking studies to evaluate the feasibility and possibility of establishing tax increment financing districts, both in the City of Urbana, Illinois and elsewhere, PGAV can be considered a sole-source provider; and

WHEREAS, in order to establish a new TIF Project Area, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the TIF Project Area is eligible under the applicable provisions of the TIF Act; and

WHEREAS, in the event all or a portion of the TIF Project Area is eligible for designating as a TIF redevelopment project area, the City wishes to direct PGAV to prepare a redevelopment plan for this area.

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

Section 1.

A Contract for Professional Services by and between the City of Urbana, a Municipal Corporation, and the Peckham Guyton Albers & Viets, Inc., a Corporation, in substantially the form attached hereto as Exhibit A and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2.

The Mayor of the City of Urbana, Illinois, shall be and the is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Contract as so authorized and approved for and on behalf of the City of


Urbana, Illinois.

PASSED BY THE CITY COUNCIL this 4th day of August, 2014.

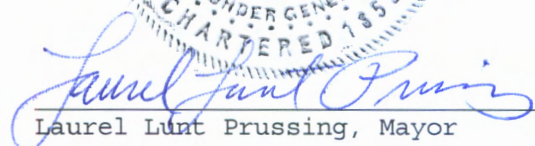
AYES: Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS: Ammons

ABSTAINS


Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 6th of August, 2014.


Laurel Lunt Prussing, Mayor