

RESOLUTION NO. 2014-11-061R

RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENT FOR RESIDENTIAL,
COMMERCIAL AND INDUSTRIAL PROPERTY IMPROVEMENTS IN THE URBANA
ENTERPRISE ZONE

WHEREAS, the City of Urbana, Illinois (the "City") and the County of Champaign, Illinois (the "County") are applying for an Illinois Enterprise Zone designation for a portion of the territory which lies within the City of Urbana and unincorporated areas of Champaign County; and

WHEREAS, both the initial designation as an Enterprise Zone pursuant to the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. and the eventual success of an Enterprise Zone depend upon community support and the nature of incentives to be offered; and

WHEREAS, the Enterprise Zone designation will serve the interest of all local taxing authorities and the entire community by stimulating economic revitalization;

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

1. That the City endorses a community wide effort to obtain Enterprise Zone designation.
2. That the City shall take all action appropriate and necessary to join with other taxing bodies in abating increases in real estate taxes as an incentive for economic development within the Enterprise Zone pursuant to the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq. and further subject to the following limitations:

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- a. The abatement shall pertain only to parcels within the Enterprise Zone which have been improved after the designation of the Enterprise Zone by the State of Illinois.
- b. The abatement shall pertain only to those projects on parcels within the Enterprise Zone which on or after the first day of Enterprise Zone certification:
 - i. Have been granted a building permit by the City of Urbana, or
 - ii. Exist in unincorporated Champaign County and have either been granted a zoning use permit by Champaign County or involve the rehabilitation of an existing structure that does not require a Champaign County zoning use permit.
- c. While the abatement is in effect, the City shall continue to receive real estate property taxes based on the equalized assessed value established for the property tax year immediately preceding the year in which the qualifying project is commenced.
- d. The abatement shall apply only to the increase in assessed valuation resulting from the improvements or renovations of the qualifying project.
- e. The abatement shall commence with the first tax year after the improvement has been assessed.
- f. The abatement shall only apply to:
 - i. Commercial or industrial projects of a minimum project cost of \$100,000. Mixed-use projects are only eligible if at least twenty (20) percent of all premise square footage is dedicated to a commercial or industrial use.
 - ii. New construction projects of a minimum project cost of \$80,000 creating at least one:

1. single family residence,
2. duplex or two-family residence,
3. townhome, or
4. other zero-lot-line single family residence.

g. The abatement for a particular project referenced in subsection 2.f shall be in effect according to the following criteria:

- i. The abatement for qualifying commercial, industrial or mixed-use projects which result in the creation of not more than ten (10) full-time jobs shall be in effect for a period of five (5) years and shall be applied to the taxes corresponding to the increase in assessed value resulting from improvements according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 80% abatement

Tax Year 3: 60% abatement

Tax Year 4: 40% abatement

Tax Year 5: 20% abatement

- ii. The abatement for qualifying commercial, industrial or mixed-use projects which result in the creation of not less than eleven (11) full-time jobs and not more than forty-nine (49) full-time jobs shall be in effect for a period of six (6) years and shall be applied to the taxes corresponding to the increase in assessed valuation resulting from improvements according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 100% abatement

Tax Year 3: 80% abatement

Tax Year 4: 60% abatement

Tax Year 5: 40% abatement

Tax Year 6: 20% abatement

iii. The abatement for qualifying commercial, industrial or mixed-use projects which result in the creation of not less than fifty (50) full-time jobs shall be in effect for a period of seven (7) years and shall be applied to the taxes corresponding to the increase in assessed valuation resulting from improvements according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 100% abatement

Tax Year 3: 100% abatement

Tax Year 4: 80% abatement

Tax Year 5: 60% abatement

Tax Year 6: 40% abatement

Tax Year 7: 20% abatement

iv. The abatement for a qualifying residential project shall be in effect for a period of five (5) years and shall be applied only to the taxes corresponding to the increase in assessed valuation resulting from new construction according to the following schedule:

Tax Year 1: 100% abatement

Tax Year 2: 80% abatement

Tax Year 3: 60% abatement

Tax Year 4: 40% abatement

Tax Year 5: 20% abatement

- h. The said real estate tax abatement shall terminate upon the expiration of the Enterprise Zone designation.
- i. In the case of property within a redevelopment area created pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3 et. seq., no abatement shall be granted.
3. The City Clerk is hereby directed to send a certified copy of this Resolution to the County Clerk of Champaign County.
4. Notice hereunder shall be considered delivered, whether delivered personally or sent by certified mail, postage prepaid, to:

Mayor of Urbana
City of Urbana
400 S. Vine Street
Urbana, IL 61801

County Administrator
Champaign County
1776 E. Washington Street
Urbana, IL 61802

Enterprise Zone Administrator
City of Urbana
400 S. Vine Street
Urbana, IL 61801

Deputy Enterprise Zone Administrator
Champaign County Regional Planning
Commission
1776 E. Washington Street
Urbana, IL 61802

PASSED by the City Council this 1st day of December, 2014.

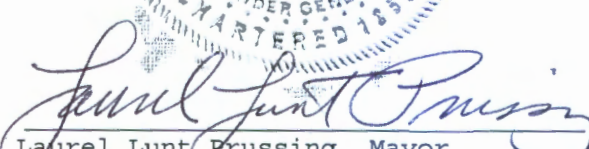
AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINED:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 3rd day of December, 2014.


Laurel Lunt Prussing, Mayor