

RESOLUTION NO. 2015-05-027R

**A RESOLUTION AUTHORIZING THE CITY TO PARTICIPATE IN THE ILLINOIS  
HOUSING DEVELOPMENT AUTHORITY BLIGHT REDUCTION PROGRAM AND TO  
PROVIDE A RELATED LOAN TO HABITAT FOR HUMANITY OF CHAMPAIGN  
COUNTY**

**WHEREAS**, in the spring of 2014, Illinois Housing Development Authority (IHDA) created the Blight Reduction Program (BRP) to decrease preventable foreclosure and stabilize neighborhoods by supporting Illinois units of government and their Not-For-Profit Partners as they target blighted, vacant residential properties for demolition, greening and eventual reuse or redevelopment; and

**WHEREAS**, BRP requires applicants be an Illinois local unit of government and that the applicant partner with a local not-for-profit agency in the application and implementation of program activities; and

**WHEREAS**, after careful review of the program requirements, the City determined that a collaborative partnership with the Habitat for Humanity of Champaign County (Habitat) would be an effective partnership to remediate blight through strategic demolitions in the community; and

**WHEREAS**, the City of Urbana will enter into an agreement with and make a loan to Habitat (the "Loan") to acquire, demolish, green and maintain certain blighted/vacant residential units, all in accordance with the terms and conditions set forth in the agreement with BRP (the "BRP Agreement"); and

**WHEREAS**, the City of Urbana was awarded up to \$525,000 in BRP funds as a loan from IHDA through the BRP program to assist in refinancing the loan made to Habitat for the costs associated with the acquisition, demolition, greening and maintenance of specific blighted/vacant residential units for the eventual reuse and redevelopment of those properties (the "Refinancing"); and

**WHEREAS**, as a requirement of the IHDA BRP Loan, the City of Urbana must also enter into a tri-party agreement with Habitat and IHDA outlining the roles and responsibilities of each entity (the "Agreement");

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

**Section 1.** The Mayor and City Council of the City of Urbana adopt this resolution authorizing the City of Urbana to participate in the Blight Reduction Program, including, but not limited to entering into the Agreement, making the Loan to Habitat, undertaking the obligations as the program applicant and proceeding with the Refinancing; and

**Section 2.** The City of Urbana agrees to make the Loan to Habitat for the acquisition, demolition, greening and maintenance of specific blighted/vacant residential units for the eventual reuse and redevelopment of those properties and will work with Habitat for Humanity as the program applicant to obtain the Refinancing; and

**Section 3.** The Mayor is hereby authorized and empowered to execute and deliver in the name of or on behalf of the City of Urbana the Agreement and any and all amendments, modifications and supplements thereto, and to execute and deliver such additional documents, instruments and certificates, as may be necessary or desirable for the City of Urbana to perform its obligations under either of the Agreement; and

**Section 4.** The Mayor is hereby are authorized and directed to take such additional actions, to make further determinations, to pay such costs and to execute and deliver such additional instruments (including any amendments, other agreements or supplements) as he or she deems necessary or appropriate to carry into effect the foregoing resolutions; and

**Section 5.** The City of Urbana hereby ratifies, authorizes and confirms and approves all documents, agreements and instruments executed in connection with the Loan and the Agreement, including those acts taken prior to the date hereof.


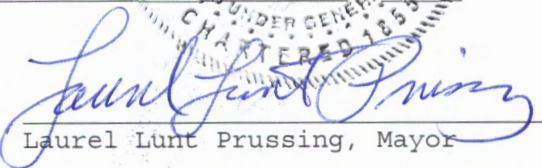
**Section 6.** That an Agreement pertaining to the Blight Reduction Program, in substantially the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

PASSED by the City Council this 26<sup>th</sup> day of May, 2015.

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

NAYS:

ABSTAINS:

  
Phyllis N. Clark, City Clerk  
APPROVED by the Mayor this 2<sup>nd</sup> day of \_\_\_\_\_  
  
Laurel Lunt Prussing, Mayor