

RESOLUTION NO. 2015-09-049R

**A RESOLUTION APPROVING PROPERTY TAX REBATES FOR CERTAIN  
PROPERTIES WITHIN THE BERINGER COMMONS SUBDIVISION**

**WHEREAS**, the City of Urbana (the "City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Resolution constitutes an exercise of the City's home rule powers and functions as granted in the Illinois Constitution, 1970; and

**WHEREAS**, Section 8-1-2.5 of the Illinois Municipal Code, 65 ILCS 5/8-1-2.5, authorizes the corporate authorities of a municipality to appropriate and expend funds to promote economic development; and

**WHEREAS**, in furtherance of the economic development of the City, the City adopted Resolution 2015-07-35R on August 3, 2015 which approved an Economic Incentive Agreement between the East Urbana Development Corporation and the City which provides financial incentives for the construction and purchase of new homes in the Beringer Commons subdivision; and

**WHEREAS**, such incentives will serve the public purpose of enabling the Developer to proceed with promoting occupancy of the subdivision, thereby increasing economic development in the City, adding to the tax base, and utilizing existing public improvements; and

**WHEREAS**, the improvements to the subdivision will be compatible with and will further the City's 2005 Comprehensive Plan, as amended, and will provide an economic stimulus for the City by offering employment opportunities and by furthering the City's growth; and

**WHEREAS**, certain lots within the Beringer Commons subdivision as herein identified were not included within the Economic Incentive Agreement, but for which it is also desirable to promote and incentivize construction and sale of new homes; and

**WHEREAS**, the City Council, after due consideration, has determined that it is necessary and desirable to foster additional economic development and to further enhance, promote, and serve the best interests and general welfare of the City and its residents by offering incentives for new construction on certain additional properties within the Beringer Commons Subdivision similar to those offered under the Economic Incentive Agreement approved pursuant to Resolution 2015-07-035R.

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

**Section 1.** The Finance Director is hereby directed to pay the following total within 30 days after approval of this Ordinance, in accordance with and to complete payments made under a previous annexation agreement:

Address	PIN	Owner	Amount
2940 Rutherford Drive	91-21-10-406-031	Ivan Richardson	\$1,023.50
2952 Rutherford Drive	91-21-10-406-039	Ivan Richardson	\$1,620.49
Total			\$2,643.99

**Section 2.** The Finance Director shall annually pay to each owner of an undeveloped lot listed in this section, as of the effective date of this Resolution, a real estate tax rebate ("rebate") for such lot for each tax year, in accordance with the payment conditions and payment formula for tax rebates for new construction set forth in Section 1.A of the Economic Incentive Agreement adopted by Resolution 2015-07-035R:

Address	PIN	Owner	Eligible Tax Years
601 N Abbey Road	91-21-10-403-005	Bash & Schrock Inc	unbuilt
603 N Abbey Road	91-21-10-403-006	Bash & Schrock Inc	unbuilt
2811 E. Clarion Road	91-21-10-404-016	Kenton & Sara McHenry	unbuilt
2813 E. Clarion Road	91-21-10-404-017	Stanley E. Freeman	unbuilt
3011 E. Beringer Circle	91-21-10-405-035	William & Kim Colbrook	unbuilt
3102 E. Beringer Circle	91-21-10-408-001	James O. Hurlbert	unbuilt
2821 E. Haydon Drive	91-21-10-410-025	Phyllis P. Koski, Trustee	2016-22

For existing owners of lots listed above upon which construction has already occurred, Urbana shall annually pay a rebate for such lot for the eligible tax years enumerated in this Section, in accordance with the payment conditions for tax rebates for current owners set forth in Section 1.B and the payment formula set forth in section 1.A(2) of the Economic Incentive Agreement adopted by Resolution 2015-07-035R. Payment of rebates to the owners of these properties shall automatically terminate should an enterprise zone be established that pertains to that owner's lot and the lot improvements are eligible for tax abatement under the new enterprise zone.

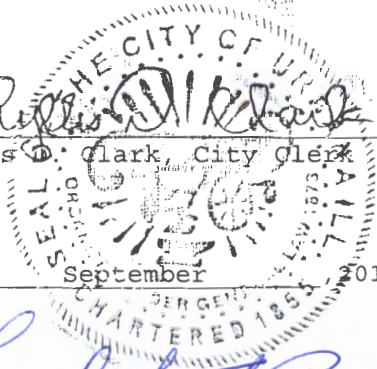
**Section 3.** The terms, covenants and conditions contained in the Economic Incentive Agreement approved pursuant to Resolution 2015-07-035R shall control except to the extent that they conflict with any term, covenant or condition contained in this Resolution in which case the terms, covenants and conditions contained in this Resolution shall govern.

**PASSED BY THE CITY COUNCIL** this 21<sup>st</sup> day of September, 2015.

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

  
Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 25<sup>th</sup> day of September 2015.

  
Laurel Lunt Prussing, Mayor