
DATE: Monday, November 21, 2022
TIME: 7:00 pm
PLACE: 400 South Vine Street, Urbana, IL 61801

The City Council Committee of The Whole of the City of Urbana, Illinois, met in regular session Monday, November 21, 2022, at 7:00pm.

ELECTED OFFICIALS PRESENT: Diane Wolfe Marlin, Mayor; Phyllis D. Clark, City Clerk; CM Maryalice Wu, CM Christopher Evans, CM Shirese Hursey, CM Jaya Kolisetty, CM Chaundra Bishop, CM Grace Wilken, CM James Quisenberry

ELECTED OFFICIALS ABSENT: None

STAFF PRESENT: Carol Mitten, Bourema Ouedraogo, Tim Cowan, Darcy Sandefur, Rich Surles, Sheila Dodd, Darius White, Stephanie McMahon, Will Kolschowsky

OTHERS PRESENT: Haaris Pervis the Chief Financial Officer, Pervais Usman the Chief Executive Officer, Tony Nepan the General Manager, Joseph Prior the Corporate Director of Operations, James Rielick the Director of Engineering, all representation ICON Hospitality; Jim Page, Illinois Law Enforcement Alarm System (ILEAS);

Chair: *Shirese Hursey, Ward 3*

1. Call to Order and Roll Call

With a quorum present, Chair Hursey called the meeting of the Committee of the Whole to order at 7:15 p.m.

2. Approval of Minutes of Previous Meeting

11-07-2022 Minutes

Motion to approve minutes by CM Wu and seconded by CM Bishop.

Voice vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None

3. Additions to the Agenda

Mayor Marlin asked that the staff report ARPA update be moved to after new business.

4. Public Input and Presentations

a. Proclamation: Small Business Saturday

Presented by Darius White the Economic Development Coordinator. White read a statement about the history of Small Business Saturday. White then shared a video highlighting local small businesses who each read portions of the Small Business Saturday Mayoral Proclamation.

b. Public Input

CM Wilken read on behalf of Dan Maloney, see attached. The following residents submitted written input (see attached): Matthew Cho, Allen Strong, Paris Baldarotta, Mohammad Al-Heeti, Nakib Mansuri.

5. Staff Report

1. ARPA Update - Exec

(following new business)

Presented by Will Kolschowsky Senior Management Analyst. Applications closed November 16th. 48 project applications were submitted for review. So far 2 projects were not ARPA eligible under Federal guidelines, 41 of the eligible projects were submitted by outside agencies totaling \$35 million, and 5 City of Urbana projects totaling \$3.8 million. There are \$10 million dollars of ARPA funds left to distribute. Kolschowsky reviewed next steps in the review process and outlined the presentation format. The presentations will span 4 days with a set schedule. Presenters will have 6 minutes to present and then Council will have 6 minutes to ask questions. The City Council meeting on the 12th will be the City project applications presentations. The remaining 41 project presentations from outside agencies will be presented on Tuesday December 13th, Wednesday December 14th, and Thursday December 15th starting at 7 pm each night. Monday December 19th at the Committee of the Whole, Council will have a follow-up discussion. Questions and discussion ensued.

6. New Business

a. Ordinance No. 2022-11-047: Ordinance Amending a Redevelopment Agreement with ICON Hospitality, LLC (The Hotel Royer) - CD

Presented by Stephanie McMahon. Item authorizes an amendment for the hotel Royer agreement to extend the project occupancy date to October 2023. An extension is needed because of supply chain issues brought by the pandemic. Haaris Pervais the Chief Financial Officer, Pervais Usman the Chief Executive Officer, Tony Nepan the General Manager, Joseph Prior the Corporate Director of Operations, and James Rielick the Director of Engineering were present to help respond to Council questions. Questions and discussion ensued.

Motion to approve to regular agenda by CM Bishop and seconded by CM Kolisetty.

Vote by roll call:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None

b. Resolution No. 2022-11-087R: A Resolution Approving an Intergovernmental Agreement for a Justice Assistance Grant (JAG) - PD

Presented by Matt Bain the Deputy Police Chief. Item authorizes acceptance of the Edward Burn Justice Assistance Grant totaling \$12,548.06. Funds will be utilized for a department wide active shooter training. Questions and discussion ensued. Chief Surles assisted in answering questions.

Motion to approve to regular agenda by CM Wu and seconded by CM Kolisetty.

Voice vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None

c. Resolution No. 2022-11-088R: A Resolution Approving the 2022 Sanitary Sewer Intergovernmental Agreement (to replace 1992 IGA) - PW

Presented by Tim Cowan the Public Works Director. Item renews and authorizes a new intergovernmental agreement for the sanitary sewer operations with the Champaign Urbana Sanitary District. Contract term is for twenty years with an auto renewal. Questions and discussion ensued.

Motion to approve to regular agenda by CM Bishop and seconded by CM Kolisetty. Further discussion ensued.

Voice vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None

d. Resolution No. 2022-11-089R: A Resolution Authorizing the Acceptance of a DCEO Grant (Illinois Law Enforcement Alarm System Rehabilitation Project) – CD

Presented by Sheila Dodd the Community Development Director and Grants Manager. Item authorizes acceptance of the DCEO grant for the rehabilitation of the ILEAS building. The City would act as the pass-through custodian of the funds and would retain an administrative fee. The Illinois General Assembly appointed the City to be the pass-through for these funds. Jim Page from ILEAS was present to help answer questions. Questions and discussion ensued.

Motion to approve to consent agenda by CM Wu and seconded by CM

Voice vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None

e. Resolution No. 2022-11-090R: A Resolution Approving the Subrecipient Grant Agreement with the Illinois Law Enforcement Alarm System (ILEAS) – CD

Presented by Sheila Dodd the Community Development Director and Grants Manager. Item authorizes the grant agreement with ILEAS as a condition of the previous items grant acceptance. Questions and discussion ensued.

Motion to approve to consent agenda by CM Quisenberry and seconded by CM Bishop.

Voice vote:

AYE: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAY: None

7. Council Input and Communications

None.

8. Adjournment

With no further business before the committee of the whole Chair Hursey adjourned the meeting at 8:23 p.m.

Darcy Sandefur

Recording Secretary

This meeting was video recorded and is viewable [on-demand HERE](#).

Minutes approved: 12-05-2022

Sandefur, Darcy

From: ! Wilken, Grace
Sent: Sunday, December 04, 2022 7:58 PM
To: Sandefur, Darcy; Clark, Phyllis
Subject: Add to minutes: Fw: PUBLIC INPUT for November 21, 2022 -- Hotel Royer

Importance: High

From: Dan Maloney <[REDACTED]>
Sent: Friday, November 18, 2022 4:06 PM
To: !City Council
Subject: PUBLIC INPUT for November 21, 2022 -- Hotel Royer

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Dear Urbana City Council Members,

I am writing this email in support of the extension request for redevelopment of the Hotel Royer.

Successful completion of the hotel is critical for downtown businesses. The developer has made good progress. The delay they are experiencing is not unexpected given supply chain issues.

I experienced similar delays with the timeline during the initial phases of renovation of the Cohen building (also done with a redevelopment agreement) - which now includes the Sakura Japanese restaurant.

Great things are beginning to happen in downtown Urbana. Please don't let a short delay change that.

Sincerely,
Dan Maloney

Dan Maloney
D&E Enterprises, LLC - 136 Main Street Series
www.136mainstreet.com
[REDACTED]
[REDACTED]
[REDACTED]

Sandefur, Darcy

From: Matthew Cho [REDACTED]
Sent: Friday, November 18, 2022 9:19 AM
To: !City Council
Subject: Hotel Royer

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Hello City of Urbana Council members, I would like to add my support for the redevelopment agreement extension. It is great to see the quality of improvements being invested in the hotel and given material/labor challenges I hope we can all understand how this can impact expected timelines. Soon enough this 20+ year void will be a productive addition to the growth of our unique downtown. Thank you!

Matt Cho

Sandefur, Darcy

From: Allen Strong [REDACTED]
Sent: Monday, November 21, 2022 12:16 PM
To: !City Council
Subject: Royer Hotel

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

As a downtown Urbana business owner for over 40 years I have been intricately involved in the downtown development issues. I know what a challenging time the last 2 1/2 years has been for my business running both Courier Cafe and Silvercreek in a very difficult and demanding environment. I fully understand the challenges created by shortages of help, supply chain problems and in general the difficulty of trying to do business on a day-to-day basis. With that in mind I fully support the extension for completion of the Royer project and we look forward to this once great hotel coming back to downtown Urbana. I can remember the days when people came to the Lincoln hotel and brought many people from out of town to downtown Urbana and we look forward to that traffic once again, sincerely, Allen Strong, Silvercreek

Sent from my iPhone

Sandefur, Darcy

From: Paris Baldarotta [REDACTED]
Sent: Monday, November 21, 2022 1:42 PM
To: !City Council
Subject: Hotel Royer - Baldarotta's in Support of an Extension

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Hello,

I am writing to express Baldarotta's support for Hotel Royer to receive an extension to complete the renovation. We are an Italian sandwich shop and Gelateria inside Lincoln Square. Please let me know if you have any further questions. Thank you.

Paris Baldarotta

Owner, Marketing & Business Manager



Baldarotta's Porketta & Sicilian Sausage



Sandefur, Darcy

From: Mohammad Al-Heeti [REDACTED]
Sent: Monday, November 21, 2022 2:07 PM
To: !City Council
Subject: [*** QUARANTINE ***] Public input
Importance: Low

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Dears, City Council members, The Mayor, City administrator, and City Clerk.

Urbana public hearing November 21, 2022.

My name is Mohammad Al-Heeti the owner of World Harvest International & Gourmet Foods and Strawberry Fields Café. I have started my business in Urbana since 1991 when I opened my first business. As a business owner, I am supporting the project of the hotel Royer and also supporting the city to grant the extension to the developer since the success of the project depends on that extension.

I also can see clearly that the project will bring more revenues to our community and all the local business owners including me.

Thank you all for the great jobs you are doing to keep our City beautiful and charm.

Sincerely yours,

Mohammad Al-Heeti
World Harvest Foods
Strawberry Fields Café

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sandefur, Darcy

From: Nakib.Mansuri [REDACTED]
Sent: Monday, November 21, 2022 2:42 PM
To: !City Council
Subject: Public Input - 11/21/22

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

To whom it may concern,

As a physician and a resident of the city of Urbana, I support the extension request for the Hotel Royer. The hotel will offer an amazing place to stay for healthcare workers who are visiting our city for work or for recreational purposes.

Thank you.