
DATE: Tuesday, January 20, 2026
TIME: 7:00 p.m.
PLACE: 400 S. Vine Street, Urbana, IL 61801

The City Council Committee of the Whole of the City of Urbana, Illinois, met in regular session Tuesday, January 20, 2026, at 7:00 p.m.

ELECTED OFFICIALS PHYSICALLY PRESENT: DeShawn Williams, Mayor; Darcy Sandefur, City Clerk; CM Maryalice Wu, CM Christopher Evans, CM Jaya Kolisetty, CM Grace Wilken, CM James Quisenberry

ELECTED OFFICIALS ABSENT: CM Shirese Hursey, CM Chaundra Bishop

STAFF PRESENT: Bourema Ouedraogo, Darius White, Thomas Webb, Vince Gustafson, Matt Roeschley, Don Ho, Olivia Jovine, John Zeman, Nick Olsen

OTHERS PRESENT: Patrick Singer, Managing Partner at Race Street Ventures, LLC

Chair: *Christopher Evans, Ward 2*

1. Call to Order and Roll Call

With a quorum present, Chair Evans called the meeting of the Urbana City Council to order at 7:00 p.m.

2. Approval of Minutes of Previous Meeting

- a. 12-15-2025 City Council Meeting Minutes
- b. 12-15-2025 Committee of the Whole Meeting Minutes
- c. 01-05-2026 City Council Meeting Minutes
- d. 01-05-2026 Committee of the Whole Meeting Minutes

Motion to approve, with a correction made to the 01-05-2026 Committee of the Whole Meeting Minutes, by CM Wilken, seconded by CM Quisenberry.

Voice Vote:

AYE: Wu, Evans, Kolisetty, Wilken, Quisenberry

NAY: None.

3. Additions to the Agenda

None.

4. Presentations and Public Input

a. Public Input

None.

b. Placer.ai – Exec

Presented by Darius White, City Administrator. Darius White stated Placer.ai is a software that analyzes anonymized location data from mobile phones through A.I. and machine learning to provide market analysis to businesses and government entities. Stated the software receives its data through opt-in services on mobile devices through apps. Noted the software does not report on sensitive locations such as: places of worship, military facilities, pre-K to 12th grade schools, and healthcare facilities. Spoke on how the software is utilized for helping build improvement and development plans for various businesses and civic projects.

Stated the company has implemented various safeguards and programs to prevent consumer data from containing any personally identifiable information. Shared Placer.ai utilizes external companies to remove any identifiable information before the data is stored in their servers. Stated datasets are modified to prevent anyone from using the data to locate individuals and their unique location data. Stated customers go through a background check process to confirm they are a real commercial business or government entity before providing access to their paid platform. Stated Placer.ai does not provide paid platform data to law-enforcement agencies or advocacy groups. Stated Placer.ai follows privacy regulations, uses end to end encryption, and maintains a type II systems and organizational control which audits the operations of the data protections in place every 6 to 12 months. Stated the company is evaluated based on the trust services criteria of security, availability, processing integrity, confidentiality, and privacy.

Provided an example of how the City would use Placer.ai in analyzing ideal business developments for empty lots nearby the Urbana Meijer grocery store. Displayed how the software recommends businesses to recruit based on various metrics, provides recommendations that exclude business sectors that are already present within the area, and finds businesses that already operate in the State of Illinois. Stated the same “Void Analysis” strategy will be implemented when considering the redevelopment of the Philo Road area. Noted Placer.ai uses data from national businesses but it displays how similar local businesses can fill those same empty niches.

Highlighted the way in which the City has used Placer.ai to track the recovery of foot traffic to retail chains through the COVID-19 pandemic. Stated the data displayed does not identify any individuals or their routes taken in the shown line graph and can be used during business recruitment to demonstrate the rise in popularity of a business sector.

Spoke on the packet shared with Council displaying the metrics and analysis conducted on a McDonald’s located on Philo Road. Noted the software can display the number of visitors to a location within a given timeframe, visitor rate trends, and can share data with local businesses to help inform their strategies. Stated the visitor journey route produced by Placer.ai displays roads used by visitors but uses approximations of beginning points for a route to protect the privacy of an individual. Spoke on the data tracking on where visitors of a business tend to go afterward as well as if they visited another business beforehand. Stated it can track the distance and time a visitor is traveling to reach a specific business. Questions and discussion followed.

5. Staff Report

None.

6. New Business

- a. **Resolution No. 2026-01-003R:** A Resolution for Improvement Under the Illinois Highway Code (State Motor Fuel Tax for Florida Avenue from Wright Street to Hillcrest Street) – PW

Presented by John Zeman, City Engineer. The Resolution appropriates \$1,250,000 of supplemental State Motor Fuel Tax (State MFT) funds for the Florida Avenue (Wright Street to Hillcrest Street) project to cover Phase II of preliminary engineering and land acquisitions services. John Zeman stated the Resolution is an administrative step in conjunction with Budget Amendment #6 that is required due to an earlier underestimation of the design cost of the project. Stated the City is currently in the negotiation process with the consulting firm for the Florida Avenue project. Shared the project is nearing the completion of Phase I of the project which involve studies, getting clearances, and having larger design decisions approved by the State of Illinois and federal administration. Stated bidding for construction is anticipated to begin in late 2027 with the hope of beginning construction in early 2028. Stated the Public Works department will later seek reimbursement for the State MFT funds used in the future. Stated the estimated total cost of engineering and land acquisition services now totals to \$2,500,000 when including a 10% contingency and this supplemental State MFT will cover the \$1,250,000 required to reach the new total cost. Questions and discussion followed.

Motion to approve to the consent agenda by CM Wu, seconded by CM Wilken.

Voice Vote:

AYE: Wu, Evans, Kolisetty, Wilken, Quisenberry

NAY: None.

- b. **Ordinance No. 2026-01-002:** An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #6 – Omnibus) – HRF

Presented by Don Ho, Senior Finance Analyst / Budget Coordinator. The Ordinance amends the budget to include adjustments regarding the acceptance of the Illinois Arts Council Agency (IACA) Grant and several updates to Capital Improvement Plan (CIP) projects. Don Ho stated the amendment includes the following: recognition of the acceptance of the \$10,000 IACA Grant; a transfer of \$15,000 from salary savings in vacant positions to pay for planning and consulting services for the Community Development Services department; a \$55,000 transfer from salary savings in vacant positions in the Executive department to cover renovations to the IT Division office; a \$1,300,000 transfer from various CIP projects toward planning services for the Florida Avenue (Wright Street to Hillcrest Street) CIP; and a \$50,000 increase to the Sanitary Sewer Lateral Reimbursement program to allow for the program to continue through the end of the fiscal year without needing any further additions. Noted a typo was made in the Sanitary Sewer Lateral Reimbursement exhibit item as the revised budget should total to \$556,453 instead of \$606,453 and the correction will be included in the next week's meeting packet. Questions and discussion followed.

Motion to approve to the regular agenda by CM Wu, seconded by CM Kolisetty.

Voice Vote:

AYE: Wu, Evans, Kolisetty, Wilken, Quisenberry, Williams

NAY: None.

- c. **Resolution No. 2026-01-004R:** A Resolution Authorizing the Execution of an Intergovernmental Agreement with the Housing Authority of Champaign County for the Provision of Environmental Review Services – CD

Presented by Nick Olsen, Interim Grants Division Manager. The Resolution authorizes the execution of an Intergovernmental Agreement with the Housing Authority of Champaign County (HACC) to allow City staff to perform environmental review services on behalf of the HACC and for the City to receive reimbursement for the services. Nick Olsen stated Urbana, as the lead entity of the HOME Consortium, the City must certify environmental reviews for Housing and Urban Development (HUD) funded projects. Noted the Grants Division staff are trained to conduct the reviews and regularly complete reviews. Stated the agreement allows for the staff to complete the environmental reviews on behalf of the HACC while being compensated for their work. Stated the City has previously entered into many of the same agreements with the HACC as far back as 2015, with the most recent agreement being approved in 2022. Stated the proposed agreement will expire in November 2028. Questions and discussion followed.

Motion to approve to the consent agenda by CM Kolisetty, seconded by CM Wu.

Voice Vote:

AYE: Wu, Evans, Kolisetty, Wilken, Quisenberry

NAY: None.

- d. **Resolution No. 2026-01-005R:** A Resolution Approving an Amendment to Extend a Redevelopment Agreement Project Completion Date (Race Street Ventures, LLC – 118-120 South Race Street) – CD

Presented by Olivia Jovine, Community Development Director & Zoning Administrator with Patrick Singer, Managing Partner at Race Street Ventures, LLC available for questions. The Resolution extends completion date for the Redevelopment Agreement with Race Street Ventures, LLC from March 31, 2026 to October 31, 2026. Olivia Jovine provided background on the previous Resolution approved for the redevelopment agreement for Fernie's High Horse. Stated due to unforeseen delays, the project completion date is being requested to be extended to October 31, 2026 from March 31, 2026. Questions and discussions followed.

Motion to approve to the consent agenda by CM Wu, seconded by CM Wilken.

Voice Vote:

AYE: Wu, Kolisetty, Wilken, Quisenberry

NAY: None.

ABSTAIN: Evans

7. Council Input and Communications

Mayor Williams shared thoughts and prayers for the children and staff at Booker T. Washington STEM Academy as the school buildings were struck by gunfire earlier in the day during a shooting. Emphasized focusing on thinking of what the children go through when experiencing this violence. Requested the community to not politicize the shooting and share their support for those involved. Noted City Administrator White shared an invitation to Council from the Urbana Fire Department and International Association of Fire Fighters (IAFF) Local 1147 to attend the memorial honoring Division Chief Russell “Rusty” Chism on the twelfth anniversary of his passing on Thursday, January 22 at 9a.m. at Urbana Fire Station #2. **CM Wu** extended her sympathies for the children and staff at Booker T. Washington STEM Academy. Stated, as a former student of the school and parent, she connects with the fear felt by the students and their parents. Shared Dalitso Sulamoyo, CEO of Champaign County Regional Planning Commission has shared with Council a legislative update on an item in the House of Congress and Senate that includes \$775,000,000 due to negotiations for CSBG funds. Noted Headstart was funded and LIHEAP received \$4,085,000,000 in funding through negotiations.

8. Adjournment

With no further business before the committee of the whole Chair Evans adjourned the meeting at 8:47 p.m.

Seok Hyun Cho

Deputy City Clerk

This meeting was video recorded and is viewable [on-demand HERE](#). **Minutes approved: 2/2/26**