CITY OF URBANA
COMMITTEE OF THE WHOLE MEETING

DATE: Monday, June 01, 2026
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

Chair: ***Shirese Hursey, Ward 3***

A. Call to Order and Roll Call

B. Approval of Minutes of Previous Meeting

C. Additions to the Agenda

D. Presentations and Public Input

E. Staff Report

1. **Budget Review – HR/F**
2. **Fire Prevention and Education Officer Budget Presentation – FD**

F. New Business

1. **Resolution No. 2026-06-021R:** A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031) – PW
2. **Resolution No. 2026-06-022R:** A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-2 Designation for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D – Exec
3. **Ordinance No. 2026-06-014:** An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16) – PD

G. Discussion

1. **Surveillance Ordinance**

H. Council Input and Communications

I. Adjournment

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at https://www.urbanail.gov/executive-department/page/urbana-public-television.

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input
Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanail.gov. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input
Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input
Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanail.gov

City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.UrbanaIL.gov

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: June 1, 2026 Committee of the Whole
Subject: A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031)

Summary

Action Requested

City Council is being asked to pass the attached resolution approving the Capital Improvement Plan for Fiscal Years 2027-2031 (CIP for FY27-FY31).

Brief Background / Statement of the Issue

The CIP outlines planned projects for the next five fiscal years for larger-scale, annual, outsourced operations/maintenance needs and capital improvements for City infrastructure assets which are organized into eight categories: road pavement, stormwater facilities, sanitary sewers, lights-signals-signs, sidewalks/paths, public facilities, bridges, and arbor/canopy.

Relationship to City Services and Priorities

Impact on Core Services

Developing and implementing the CIP is a core service provided by the Engineering Division of Public Works, as part of the larger mission of the Public Works Department to maintain and improve the City's public infrastructure.

Strategic Goals & Plans

The Executive Summary identifies aspects of the CIP which relate to Mayor / Council Strategic Goals for 2024-2025. The CIP is informed and guided by various planning documents, including the Comprehensive Plan 2005 (with amendments like the Bicycle Master Plan 2016 and the Pedestrian Master Plan 2020), the Facilities Master Plan 2020, the Signalized Traffic Operational Plan (STOP) 2023, the Stormwater Asset Management Plan (SWAMP) 2024, the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) Long Range Transportation Plan 2050, and the CUUATS Urban Area Safety Plan 2021.

Previous Council Actions
The City's CIP is updated annually per Section 3 of City Council Resolution No. 8788-R14. This resolution also outlines funding policies for various types of capital improvement and maintenance projects and directs implementation through the budget process. The CIP for FY27-FY31 is largely a continuation and an update to the CIP for FY26-FY30, which was approved as Resolution No. 2025-05-034R.

Discussion
Additional Background Information
A draft of the CIP for FY27-FY31 was presented at the May 4, 2026 Committee of the Whole Meeting and published on the CIP webpage. A summary of revisions made to the CIP since May 4, 2026 is included as an attachment.

Fiscal and Budget Impact
To operate, maintain, and improve its infrastructure assets, Staff proposes spending $16.1M in FY27 and $91.1M total over the next 5 years in the CIP (FY27-FY31). These expenses are paired with an associated $81.3M in revenue through the same 5-year period; revenues include motor fuel taxes, sanitary and stormwater fees, state and federal grants, internal grants (tax increment financing and community development block grants), and General Fund revenue allocated to the capital replacement and improvement (CR&I) fund. The fact that expenses exceed revenue through the plan period is a combination of spending down excess fund balances and projected capital infrastructure needs which exceed anticipated revenue in the later years of the plan. This discrepancy between allocated expenses and anticipated revenue will either require closing funding gaps or reducing project scopes in later years of the plan.

Community Impact
No comments or questions were received from the public since the draft CIP for FY27-FY31 was presented at the May 4, 2026 Committee of the Whole Meeting and published on the CIP webpage.

Recommendation
City Council is asked to pass the attached resolution approving the CIP for FY27-FY31.

Next Steps
If Council passes the attached resolution, then the FY27 allocations for revenue and expenses in the CIP will be incorporated in the FY27 budget ordinance. Once the FY27 budget ordinance is adopted, Staff will implement the FY27 projects and programs in the CIP.

Attachments

1. Resolution 2026-06-___R: A Resolution Approving the Capital Improvement Plan (Fiscal Years 2027-2031)
2. Revisions Summary (since May 4, 2026) for the Capital Improvement Plan FY 27-31
3. Capital Improvement Plan (Fiscal Years 2027-2031)

Originated by: Justin Swinford, Interim City Engineer
Reviewed: Vince Gustafson, Public Works Director
Approved: Darius White, City Administrator

RESOLUTION NO. 2026-06-___R

A RESOLUTION APPROVING THE CAPITAL IMPROVEMENT PLAN

(Fiscal Years 2027-2031)

WHEREAS, on April 18, 1988, the City Council authorized a capital improvement plan for the City of Urbana, pursuant to Resolution No. 8788-R14; and

WHEREAS, said Resolution requires the City Council to update such plan annually to reflect new and changing needs and project priorities.

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

The Capital Improvement Plan (Fiscal Years 2027-2031), in substantially the form of the copy of said Plan attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

PASSED BY THE CITY COUNCIL this _____ day of _____________, _________.

____
Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this ___ day of ______________, _______.

____
DeShawn B. Williams, Mayor

City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.UrbanaIL.gov

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Date: June 1, 2026
Subject: Summary of Revisions to the Capital Improvement Plan FY27-FY31 since May 4, 2026

A draft of the proposed Capital Improvement Plan (CIP) was presented to City Council on May 4, 2026, inviting feedback from the Council, staff, and the public. The final CIP incorporates relevant alterations since that version, and this document summarizes the relevant revisions for comparison to the previous draft. Staff consider the overall changes to be minor alterations.

Section 1: Executive Summary

1. Updated Financial Impact text and charts to reflect changes to Fund Report.

Section 2: Asset Management Summary

1. No revisions.

Section 3: Transportation

1. Traffic Signals – added reimbursement revenue from insurance claim for damaged controller cabinet in FY26 and corresponding expense in FY27.
2. Equity and Quality of Life (EQL) Projects – moved ARPA funding to FY26 and reduced the CR&I fund expense by the corresponding amount in FY26.
3. Street Lighting – added revenue for Ameren Street Lighting Rebate program, which will reimburse for approximately 50% of cost of qualifying luminaire replacements. Added offsetting spend in FY27-FY31.

Section 4: Facilities

1. No revisions.

Section 5: Sewer System

1. No revisions.

Section 6: Fund Report

1. 200 – Capital Replacement & Improvement (CR&I) Fund
    a. Equity and Quality of Life (EQL) Projects – moved ARPA funding to FY26 and reduced the CR&I fund expense by the corresponding amount in FY26.

2. 202 – Local MFT Fund
    a. Traffic Signals – added reimbursement revenue from insurance claim for damaged controller cabinet in FY26 and corresponding expense in FY27.
    b. Street Lighting – added revenue for Ameren Street Lighting Rebate program, which will reimburse for approximately 50% of cost of qualifying luminaire replacements. Added offsetting spend in FY27-FY31.

Appendix A: Priority Scoring Systems

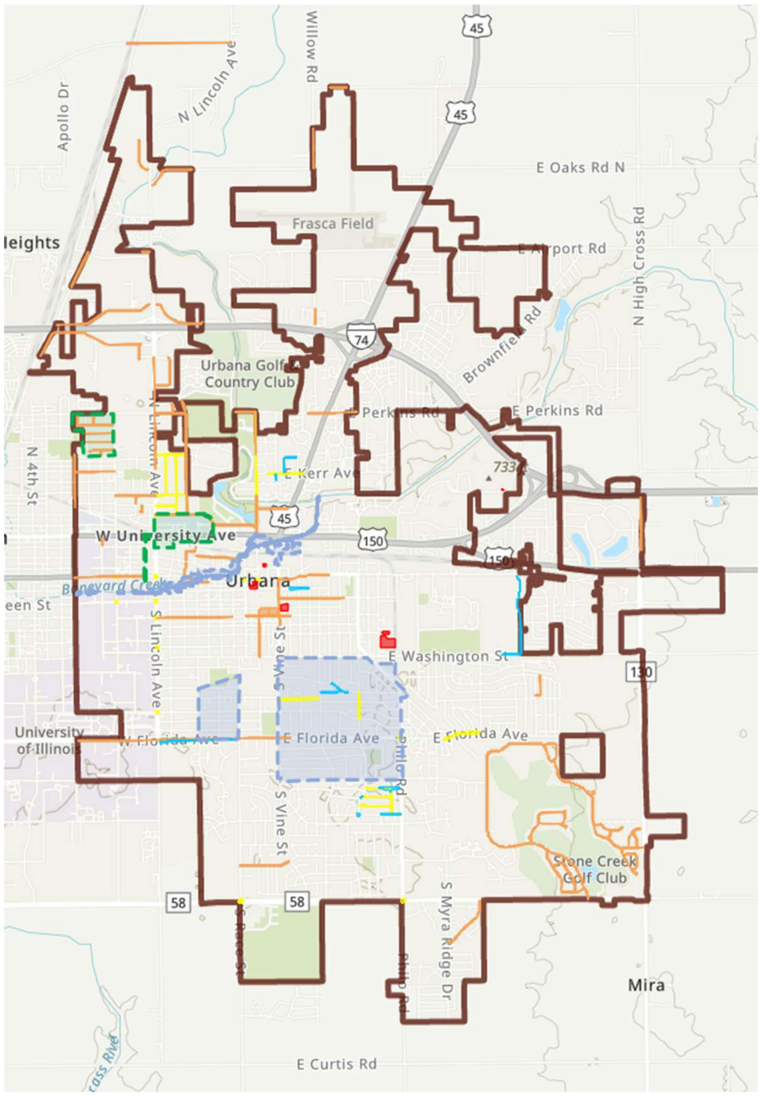
1. No revisions.

Originated by: Justin Swinford, Interim City Engineer
Reviewed: Vince Gustafson, Public Works Director
Approved: Darius White, City Administrator

Capital Improvement Plan

Fiscal Years 2027-2031

City of Urbana, Illinois



[Capital Improvement Plan FY27-FY31 Map (maps.urbanail.gov)](maps.urbanail.gov)

Contents

Capital Improvement Plan FY2027-FY2031

Executive Summary

Introduction

This Executive Summary highlights the updates to the City's Capital Improvement Plan (CIP) FY 2027-2031. The City's CIP is updated annually per Section 3 of City Council Resolution No. 8788-R14. This resolution also outlines funding policies for various types of capital improvement and maintenance projects and directs implementation through the budget process. The Executive Summary contains the following sections:

- Financial Impact
- Major Highlights
- What is the CIP?
- CIP Development Process
- Acknowledgements

Financial Impact

To operate, maintain, and improve its infrastructure assets, the City proposes spending $16.1M in FY27 and $91.1M total over the next 5 years in the CIP (FY27 – FY31). These expenses are paired with an associated $81.3M in revenue through the same 5-year period; revenues include motor fuel taxes, sanitary and stormwater fees, state and federal grants, internal grants (TIF and CDBG), and General Fund revenue allocated to the CR&I Fund. For the five funds dedicated to the CIP, the allowable allocation of expenses in the five-year outlay (FY27-FY31) is generally determined with two limitations, established by the Director of Finance: (1) the ending fund balance in year 5 (FY31) can be negative, but no more than one-half of a year's revenue for the given fund; and (2) the ending fund balance can be negative for no more than two consecutive fiscal years (i.e. FY30 and FY31). Once we have completed asset management plans, the City can be more strategic by using multiple factors to balance condition, risk, and funding.

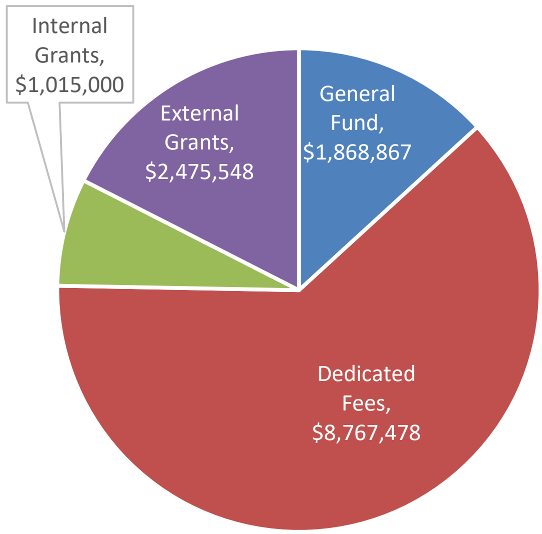
On the following page, pie graphs summarize the revenue by type of funding source and the expenses by fund for FY27 and for the period of FY27-FY31. The definitions below accompany these figures:

Terms used in Revenue Figures:

- Dedicated Fees = fees dedicated to a specific asset class, including Stormwater Utility Fee, Local Motor Fuel Tax, State Motor Fuel Tax, and Sanitary Sewer Benefit Tax.
- Internal Grants = City funds that are not dedicated to CIP expenses, but can be used for infrastructure under certain conditions, including TIF, CDBG, and Parking funds.
- External Grants = grant funding from sources outside of the City.

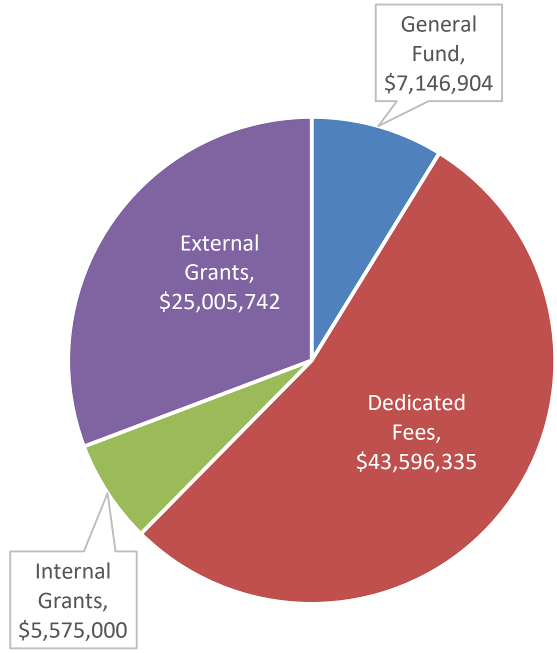
Abbreviations used in Expense Figures:

- CR&I = Capital Replacement & Improvement fund
- SWUF = Stormwater Utility fund
- LMFT = Local MFT fund.
- MFT = State MFT fund.
- SAN = Sanitary Sewer fund.
- PARK = Parking fund.
- TIF4 = Cunningham Avenue TIF fund.
- TIFC = Central TIF fund.



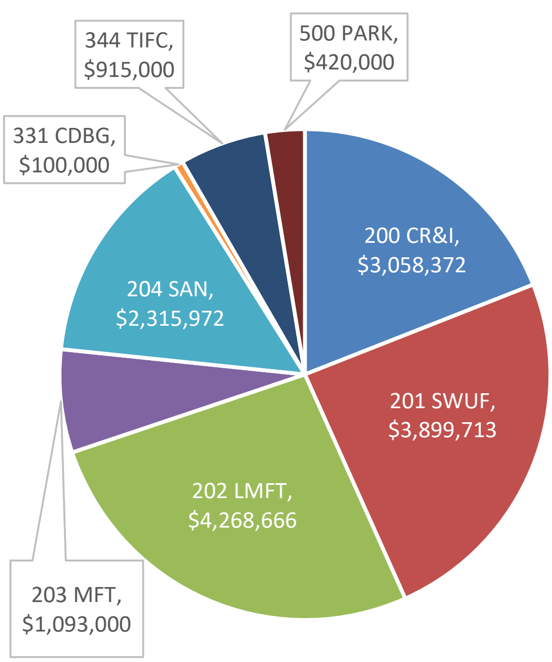
FY27 Expected Revenue

$14,127,000 Total of All Funds



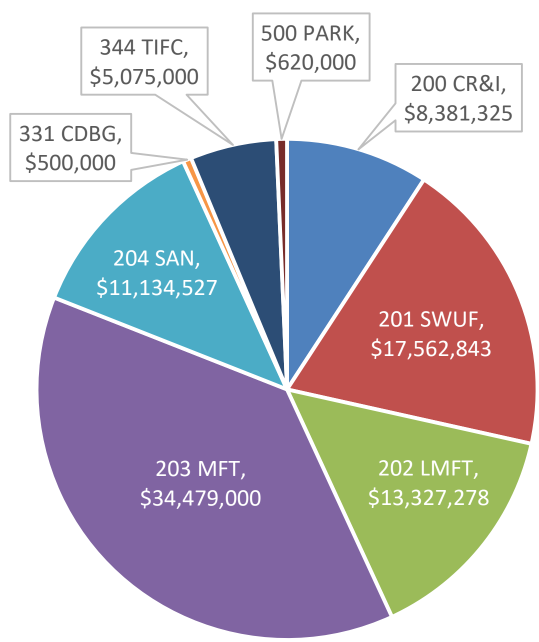
FY27-31 Total Expected Revenue

$81,324,000 Total of All Funds



FY27 Allocated Expenses

$16,071,000 Total of All



FY27-31 Total Allocated Expenses

$91,080,000 Total of All Funds

Major Highlights

Progress toward Mayor/Council Strategic Goals for 2024-2025

In March 2024, the City Council passed an updated set of goals related to the CIP. Items in the CIP related to these goals are listed below in *italics*.

Strategic Area #1: Public Safety and Well-Being – Strategy 3. Promote community well-being

- **Action Step A: Complete a systematic review of ARPA subrecipient projects and programs, evaluating outcomes.**
  - The Sanitary Sewer Lateral Lining project is an ARPA subrecipient project. Construction is in progress, with anticipated completion by end of FY26. Nearly 90% of properties in the Dr. Ellis Subdivision are participating due to extraordinary efforts by Councilmember Hursey and City staff members Carmen Franks & Adam Shaw.
  - Surplus budget ($300,000) from the Sanitary Sewer Lateral Lining project will be redirected to partially fund the Equity and Quality of Life (EQL) FY25 Program.

Strategic Area #3: Infrastructure – Strategy 1. Improve quality of current infrastructure assets

- **Action Step A: Complete sanitary sewer asset management plan and roadway asset management plan by the end of fiscal year 2025.**
  - Roadway Asset Management Plan (RAMP) - City-wide pavement condition inspections were updated in 2024. Other pavement asset management studies have begun but completion is likely to be delayed due to staffing vacancies in Engineering.
  - Fundamental Long-term Operation of Wastewater System (FLOWS) - Began conceptual draft but completion is going to be delayed due to staffing vacancies in Engineering.
- **Action Step B: Review and adjust dedicated revenue streams for infrastructure assets, beginning with the Local Motor Fuel Tax**
  - Ordinance 2024-09-030 approved a graduated, market rate adjustment of the Local Motor Fuel Tax (LMFT). The rate will increase incrementally over a three-year period from $0.05 to $0.125 per gallon between January 1, 2025 and January 1, 2027. Starting January 1, 2028, it will increase according to the lower of Consumer Price Index (CPI) or 5%.

Strategic Area #3: Infrastructure – Strategy 2. Increase investment in infrastructure equity

- **Action Step A: Complete 10 Equity and Quality of Life (EQL) projects by end of calendar year 2024 and initiate a second EQL round by end of calendar year 2025.**
  - For first round (FY22 Program), sidewalk construction at 7 locations was substantially completed in 2024, and street lights at six locations are currently under construction.
  - A second round (FY25 Program) was developed and approved by Resolution 2025-02-014R. Design is underway on these sidewalk and street light improvements and construction is scheduled to be awarded in FY26.

Strategic Area #3: Infrastructure – Strategy 3. Expand green infrastructure within the community

- **Action Step A: Evaluate the practical and financial feasibility of sustainability improvements in City facility capital projects.**
  - Two (2) new fire stations were completed in 2025 with geothermal heating and cooling wells and are solar ready.
  - Rooftop solar arrays were installed on City-wide storage facility in 2024 and are tentatively planned for other City facilities in the near future.
  - Public Works Campus Improvements are under construction and include electric vehicle charging infrastructure supported by a $250,000 DCEO grant and a $75,000 Ameren IL Incentive.

Strategic Area #4: Economic Health – Strategy 1. Support local businesses

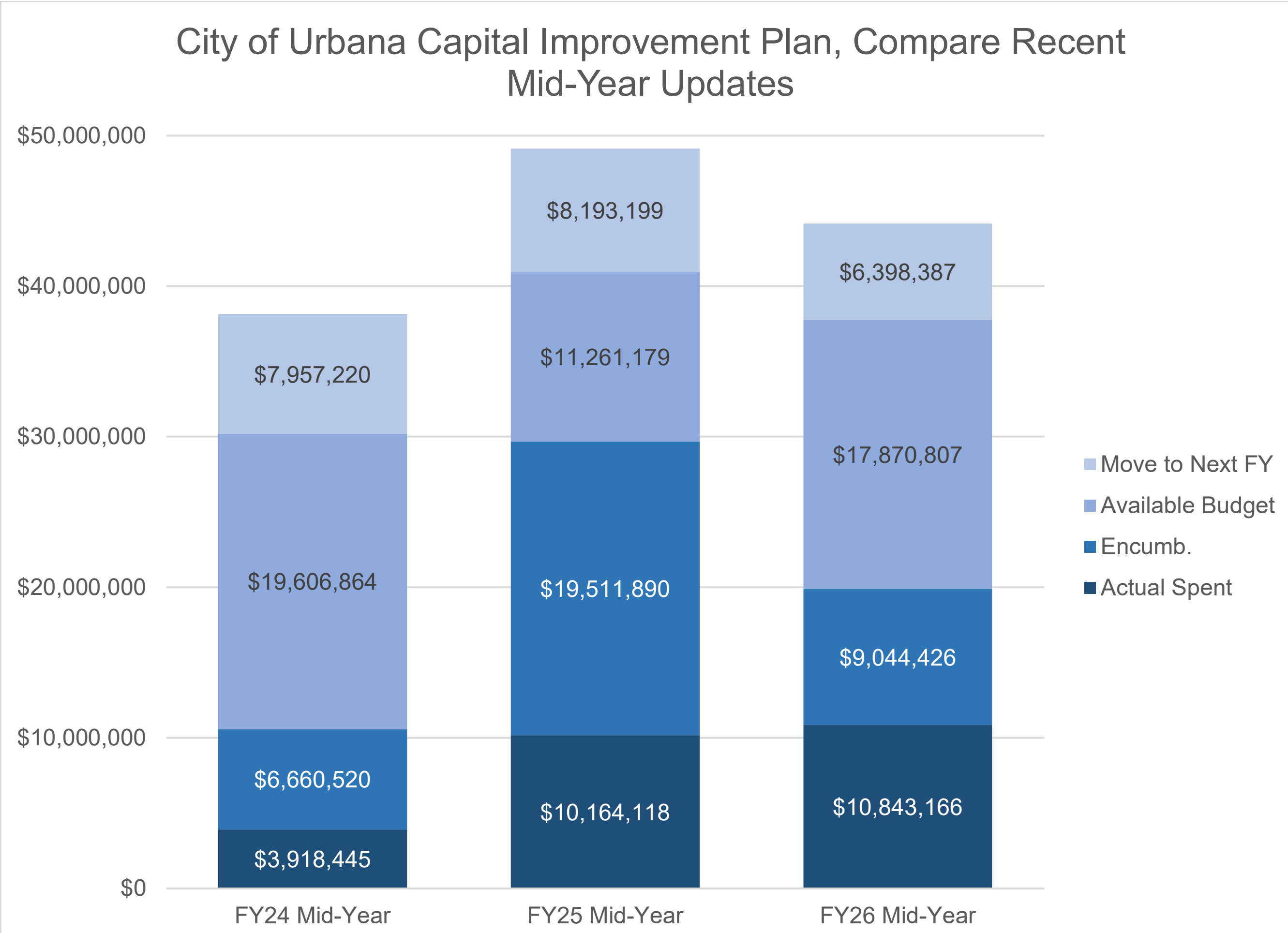
- **Action Step C: Issue at least two Request for Proposals for development of Downtown City-owned sites for housing developments.**
  - The City requested redevelopment proposals for East Illinois Street site in 2024 with no submissions and has recently reissued the request in 2025.
  - Central TIF Demolition projects will prepare sites for development, potentially as housing developments. The former USD #116 Adult Education Center (211 N. Race St) has been demolished.

Strategic Area #4: Economic Health – Strategy 4. Create a tourist and entertainment district

- **Action Step B: Implement selected recommendations of Downtown Public Realm Study.**
  - Vine St. and Illinois St. project is an opportuntiy to implement recommendations of Downtown Public Realm Study.
  - Parking Garage feasibility study is an opportunity to implement recommendations of Downtown Public Realm Study.

Improved Implementation of CIP from FY25 to FY26

In recent years, City Staff has provided Council with a mid-fiscal-year CIP performance report in January. The figure below compares the mid-year reports for FY24, FY25, and FY26.



RAISE Grant Award for Florida Avenue (Wright to Hillcrest)

On January 10, 2025, the US Department of Transportation (DOT) selected the Florida Avenue (Wright to Hillcrest) project to receive a $9.95 million grant through the Rebuilding American Infrastructure Sustainably and Equitably (RAISE) program. This selection was the fruit of a fourth RAISE grant application for this project, with the Champaign-Urbana Mass Transit District (C-U MTD) as lead applicant in partnership with the City of Urbana. The award amount would fully cover the estimated construction and construction engineering costs, with no requirement for a local match. This is a very exciting grant award for the City of Urbana and for the region, but the future of this grant award is uncertain. Similar to most competitive federal grant programs, any RAISE grant award without an executed grant agreement is currently on hold, pending review by the new federal administration. We have not received any communication from US DOT specific to the Florida Avenue (Wright to Hillcrest) project since the January 10, 2025 award announcement.

Unless the US DOT notifies C-U MTD and the City of Urbana that the $9.95 million RAISE grant award has been reduced or rescinded, we are cautiously assuming that the full grant will be awarded. This is a key assumption for the CIP for FY26-FY30. In last year's CIP (FY25-FY29), the Florida Avenue (Wright to Hillcrest) project was planned for phased construction over multiple years with four separate contracts, each having a budget compatible with annual State Motor Fuel Tax (SMFT) revenue. With the RAISE grant, the Florida Avenue project can be implemented with one large construction contract in a shorter time period. Additionally, the RAISE grant frees up the SMFT funds that were previously allocated for Florida Avenue. Consequently, the Vine Street and Illinois Street project and the

Lincoln Avenue (Florida to Green) project can be implemented earlier in this CIP compared with last year's. A new transportation capital project, Vine Street (Florida to Washington), was added in the five-year SMFT fund plan as well. If the RAISE grant award were to be reduced or rescinded, the impacts to the CIP would mostly be isolated to the transportation capital projects in the SMFT fund, extending and delaying project timelines, similar to last year's CIP.

Local MFT Rate Increase

The LMFT market rate increase to $0.10 per gallon took effect on January 1, 2025. Since City Council passed Ordinance 2024-09-030, the actual LMFT rate will increase incrementally over a three-year period from $0.05 to $0.125 per gallon between January 1, 2025 and January 1, 2027. Starting January 1, 2028, it will increase annually according to the Consumer Price Index (CPI) or 5%, whichever is lower. As a result, the five-year LMFT revenue projection for CIP FY 2026-2030 was approximately $1 million higher than it was for CIP FY 2025-2029. This additional $1 million has been allocated to fund an annual $150,000 street light improvement program and a one-time trial project for a higher-quality bituminous surface treatment product, high pressure slurry seal (HP slurry).

The City's bituminous surface treatment program currently only uses a basic oil and chip treatment with crushed steel slag instead of crushed limestone aggregate. This steel slag treatment is effective in an urban environment because it generates less dust during construction than traditional limestone aggregate. However, the steel slag surface treatment may not be durable enough for some streets with higher traffic volumes, especially with truck turning movements, or it may be considered too messy for some zoning districts, such as commercial areas or downtown. In FY26, we added a new surface treatment option, High Pressure Surface Treatment (HPST), to our pavement management strategy that is higher quality than steel slag surface treatment but not as expensive as hot-mix asphalt overlay or resurfacing. The HPST application uses special equipment to press an oil slurry into the pavement, creating better adhesion and a better waterproofing seal. Unlike a conventional oil and chip treatment, HPST does not generate excess aggregate that has to be swept up after an initial period. HPST should be more durable and last longer than oil and chip. Additionally, HPST may be an effective surface treatment applied directly to a concrete surface. By contrast, the steel slag surface treatment generally does not adhere well to a concrete surface and would first require an asphalt overlay. Other communities in our region have explored HPST, including Bloomington, Normal, Springfield, and Danville. HPST is more expensive than steel slag surface treatment, so we will have to evaluate how it performs to weigh the benefits against the cost.

Public Works Campus Improvements – Updated Costs

Previous allocations for Public Works Campus Improvements were conceptual place holders in the CIP. Although the original condition assessment in 2019 suggested $5.2M in essential operational upgrades, ~$1.8M was included in the 2020 CIP as a place holder due to fiscal limitations noting that future Councils will need to decide how to pay for the future improvements once they are scoped and budgeted. The original CIP allocation has been incrementally increased through the years in consideration of national construction cost increases but with recent completion of schematic design, the project scope and costs have been more formalized into the proposed project budget included in the CIP.

The FY26-30 CIP allocated $6.5M for Public Works Campus Improvement constructions costs. At 50% construction document design the probable cost of construction was estimated at $11.5M. It was determined the project needed to be divided into two phases.

- Phase 1: This phase, funded and under contract, includes the construction of a new fleet maintenance facility and Operations Division vehicle/equipment bays. Also included are major mechanical, electrical, plumbing, structural, and roofing improvements of the existing Public Works facilities to ensure long-term function. Site improvements include a repaving of the deteriorated on-site parking lots and driving lanes.
- Phase 2: A future phase will be needed to complete the remainder of the recommendations from the facilities master plan. This work includes incorporation of City-wide security improvements, enlarged common and locker room spaces to accommodate relocation of arbor/landscaping staff and minor future growth, and interior remodeling including the front office area to enhance flow, accessibility, and function. Funding for this estimated $5M of additional work is not currently programmed into the CR&I.

Currently, the bulk of the CR&I fund is dedicated to debt service payments for the bonding used to construct Fire Stations #2 and #3 and for general facilities rehab. The City will need to review alternative funding strategies in the near future or a number of future capital improvements are likely to be deferred until funding is available.

What is the CIP?
The CIP outlines planned projects for the next five fiscal years for larger-scale, annual, outsourced operations/maintenance needs and capital improvements for City infrastructure assets which are organized into eight categories as follows.

Pavement	Stormwater System	Sanitary Sewers	Lights, Signals, & Signs
Sidewalks & Paths	Public Facilities	Bridges	Urban Forest

The CIP draws from five dedicated funds.

Capital Replacement and Improvement Fund (CR&I)
The CR&I Fund is replenished by transfers from the General Fund. The CR&I Fund supports any and all capital projects with insufficient dedicated funding sources or without dedicated funding sources within the fund limits.

Stormwater Utility Fee Fund
The Stormwater Utility Fee Fund derives its revenue from the stormwater utility fee and is reserved for storm sewers and stormwater-related improvements, primarily maintenance programs.

Local Motor Fuel Tax Fund
Revenue for the Local MFT Fund comes from the local gas tax ordinance. Funds are used for transportation maintenance programs.

State Motor Fuel Tax Fund
The State MFT Fund receives revenue from the State of Illinois' motor fuel tax. Transportation projects that utilize State funds have extra restrictions and reporting requirements and are typically reserved for capital projects at this time.

Sanitary Sewer Benefit Tax Fund
The Sanitary Sewer Benefit Tax Fund derives its revenue from the sewer tax and is reserved for sanitary sewer improvements, primarily maintenance programs.

In addition to the dedicated CIP funds, many operational and maintenance activities are supported by the City's General Fund via departmental operating budgets. Other funds will occasionally support capital improvements, but in an ancillary capacity to their primary purpose; these include: Tax Increment Financing (TIF) funds, parking fund, and Community Development Block Grant (CDBG) funds.

The CIP is composed of several sections:

Section 1. Executive Summary
The Executive Summary provides a high-level overview of updates to the 5-year rolling Capital Improvement Plan and its associated funds.

Section 2. Asset Management Summary
The Asset Management Summary provides an overview of our asset management planning efforts to date. Section 2 includes information on asset valuation, capital expenditures, operation and maintenance costs, revenue streams, funding gap analysis, and a summary fact sheet for each asset class.

Section 3. Transportation
The Transportation Section provides a summary for operations, maintenance programs, and capital projects in the CIP. Transportation assets include: Pavement, Bridges, Lights, Signals, & Signs, and Sidewalks & Pathways.

Section 4. Facilities
The Facilities Section provides a summary of facility projects in the CIP as well as future projects identified from the Facilities Master Plan.

Section 5. Sewer Systems
The Sewer Systems Section provides a summary of operations, maintenance programs, and capital projects in the CIP. Sewer assets include: Sanitary Sewers/Structures, Storm Sewers/Structures, and Other Stormwater Facilities.

Section 6. Fund Reports
This section shows the anticipated revenues and expenditures for each of the major CIP funds. The FY27 allocations presented in this section are incorporated into the FY27 Budget.

Appendix A. Priority Scoring Systems
This appendix provides detailed explanation of the scoring systems used to prioritize projects in the CIP. Currently, this only includes the scoring system for transportation capital projects, but this section will continue to be developed with future CIP's.

CIP Development Process
The CIP development process begins in earnest in November. The CIP is updated and refined using the process below and presented to Council during the budget review process. The CIP is adopted with a resolution and the proposed expenditures for the upcoming fiscal year are incorporated in, and approved by, the Budget Ordinance. The CIP is drafted with the help of an interdisciplinary team.

The general CIP development process is as follows:

1. *Asset Summary Review*: Staff updates asset valuations and data to inform existing conditions and funding targets for capital replacement and investment as well as operations and maintenance.
2. *Review of Operations/Maintenance Programs*: Expenditures for recurring maintenance line items are reviewed to ensure that there is an appropriate amount of funds to cover prioritized expenditures.
3. *Review Capital Projects List*: Existing projects are analyzed and new potential projects are added based on input from Operations/Engineering staff, a review of Master Plans, and in response to public concerns. For new projects, back of the envelope costs are developed.
4. *Prioritize Projects*: Information is gathered for potential projects and then prospective projects are evaluated for priority based off the data.
5. *Partner Outreach*: Engage City departments and other governmental partners to share CIP projects and gather information that may inform the scope, size, or timing of projects.
6. *Financial Projections*: Revenue projections and fund balances are updated each year. Grant opportunities are evaluated and considered and any tentative partnership cost-share revenue streams are included.
7. *Schedule Projects for CIP:* Based off the availability of funds, the amount of expenditures on maintenance, and project prioritization, projects are added into the 5-year CIP.
8. *Review Fund Balances*: After projects are added into the CIP, the fund balances and trends are analyzed to confirm that implementation of the CIP is feasible.

Acknowledgements

Authors
Justin Swinford, Interim City Engineer
Vince Gustafson, Public Works Director

Editors
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Adam Shaw, Civil Engineering Technician IV
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Darius White, City Administrator
DeShawn Williams, Mayor

Coordination with Partner Organizations
Ameren Illinois
City of Champaign, Public Works Department
Champaign County Forest Preserve District
Champaign County Highway Department
Champaign County Regional Planning Commission
Champaign-Urbana Mass Transit District
Illinois American Water Company
University of Illinois Facilities and Services
Urbana-Champaign Sanitary District
Urbana Park District
Village of Savoy, Public Works Department

Capital Improvement Plan FY2027-FY2031
Asset Management Summary

Asset Valuation

The City of Urbana classifies its public infrastructure assets into eight categories. The assets are valued by the total current reconstruction value (CRV) as depicted below. The City is currently working on developing more asset management plans that will further refine these estimates.

Figure 1. Percentage of Current Reconstruction Value by Asset Class

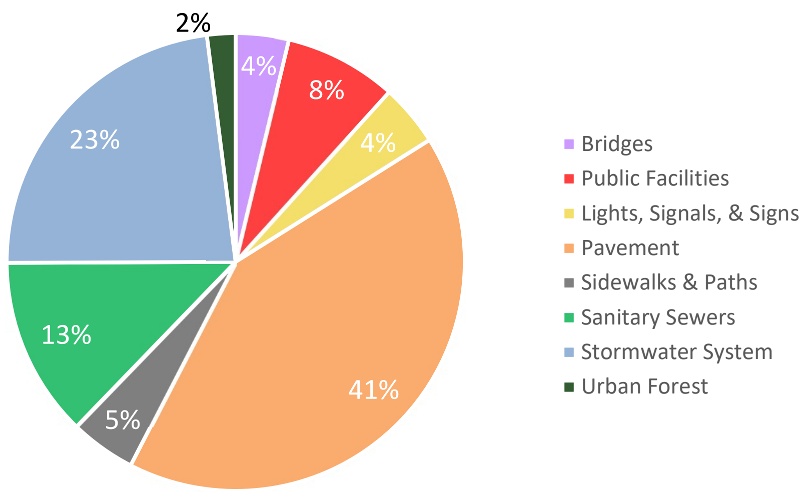


Figure 2. Estimates for Public Infrastructure Asset Valuations[1]

ASSET CLASS	2026 CRV[1]
Bridges[2]	$66,000,000
Facilities[3]	$141,000,000
Lights, Signals, & Signs[2]	$78,000,000
Pavement[2]	$733,000,000
Sidewalks/Paths[2]	$83,000,000
Sanitary Sewers[2]	$224,000,000
Stormwater Facilities[4]	$405,000,000
Arbor & Landscaping[2]	$35,000,000
Totals	**$1,765,000,000**

1. Original global estimates developed in 2021 at current National Highway Construction Cost Index (NHCCI) - 2020 Q3 = 1.890
2. 2024 estimate based on 2021 estimates increased by % change in NHCCI = 3.161 (2024 Q2)/1.890 (2020 Q3) = 1.672
3. Incorporation of major CIP improvements since original 2021 estimates with inflationary increases discussed in note 2 above.
4. 2025 estimate based on completed asset management plan with inflationary increase discussed in note 2 above.

Infrastructure Financial Sustainability Analysis

A high-level analysis of our infrastructure funding was performed in FY25 to compare target spending for recommended life cycle operations, maintenance, and capital to actual revenue/spending. This analysis found that the City was theoretically funding about 50% of target spending to perform industry best management services related to public infrastructure. Although high level, it did help indicate that the City is doing well to keep up with recommended O&M to minimize network level degradation but there are real concerns for long-term sustainability and risk for major unplanned capital expenses. Projections through the next 5 years are as follows:

~92%

of O&M Spending Target

This aligns with a noticeable shift in infrastructure management practices that prioritizes keeping existing critical infrastructure functional in lieu of reconstructing or building new infrastructure.

Slows the decline of infrastructure at the network level.

~38%

of Capital Spending Target

Indicates concern with long-term sustainability

Likely will require acceptance of lower quality infrastructure in some areas

Increased risk that the City could be faced with large, unplanned, time-sensitive capital expenses.

A major take away is that based on current revenue dedicated to infrastructure spending the City will not have money for major reconstruction projects or new infrastructure. This limits the City's ability to be strategic when new opportunities or needs present themselves. In fact, upon completion of the proposed Public Works Campus Improvements in this plan, the City does not have any substantive unrestricted funds for other capital projects in the next 5 years. However, City staff is proactive about identifying outside funding sources and pursuing opportunities for grant funds when available. Future major capital projects like those proposed along the Florida Avenue Corridor and Lincoln Avenue Corridor are dependent on grants otherwise the City will be faced with hard decisions on funding or deferral of capital needs.

Compromised level of service is most regularly observed through declining condition of public infrastructure that people can see, like roads. Although the City continues to project declining roadway condition based on funding, the City has recognized benefits from strategic O&M spending. The previous City-wide roadway condition assessment performed in 2019 resulted in an area-weighted average network pavement condition index (PCI) of 57. At that time the forecasted models generated by our consultant projected a decline of 0.5-1.0 PCI per year based on existing funding over the next 5-10 years. Our most recent assessment in 2024 resulted in an area-weighted average network PCI of 58 (5 above the 53 PCI which was forecasted for 2024).

Year	Area-Weighted OCI	Category
2019 (Inspected)	57	Fair
2024 (Inspected)	58	Fair
2025	56	Fair
2026	54	Poor
2027	52	Poor
2028	50	Poor
2029	48	Poor
2030	46	Poor

Asset management plans will improve the City's ability to make better long-term decisions but progress on these has been delayed due to vacancies in the Public Works Department.

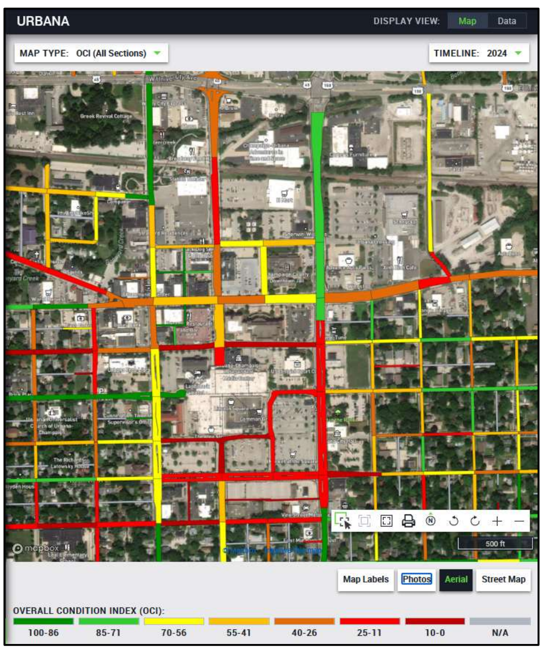
Section 3: Transportation

Table of Contents

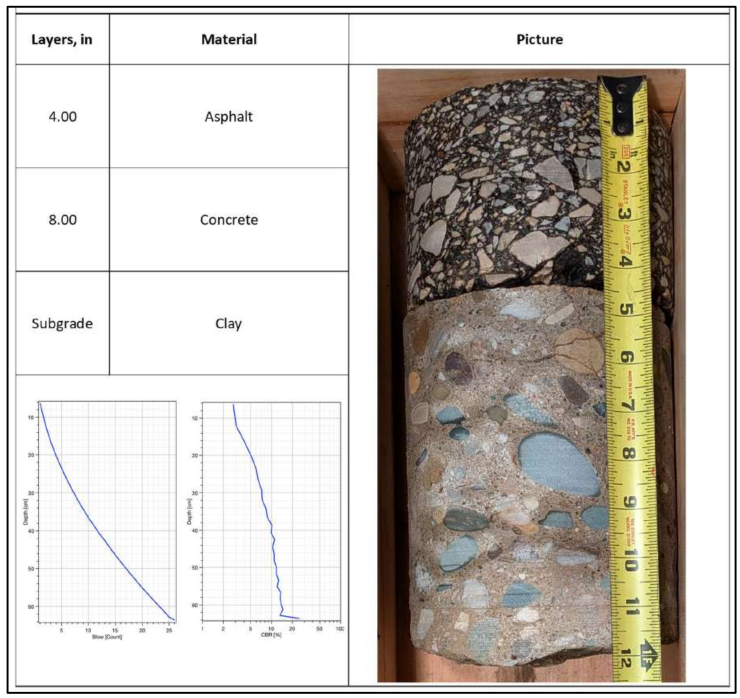
Operations

Pavement Management

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40112 - PAVEMENT MANAGEMENT SYSTEM	202 LMT	19,600	20,000	20,000	20,000	200,000	20,000
40112 - PAVEMENT EVALUATIONS	202 LMFT	25,400	-	25,000	-	25,000	-
	TOTAL	45,000	20,000	45,000	20,000	225,000	20,000



[Urbana Pavement Condition Dashboard]



Description
Condition assessment of pavement by scanning and by pavement evaluations. Pavement asset management plan.

Location
City-wide for pavement scanning and asset management; pavement evaluations for upcoming capital projects.

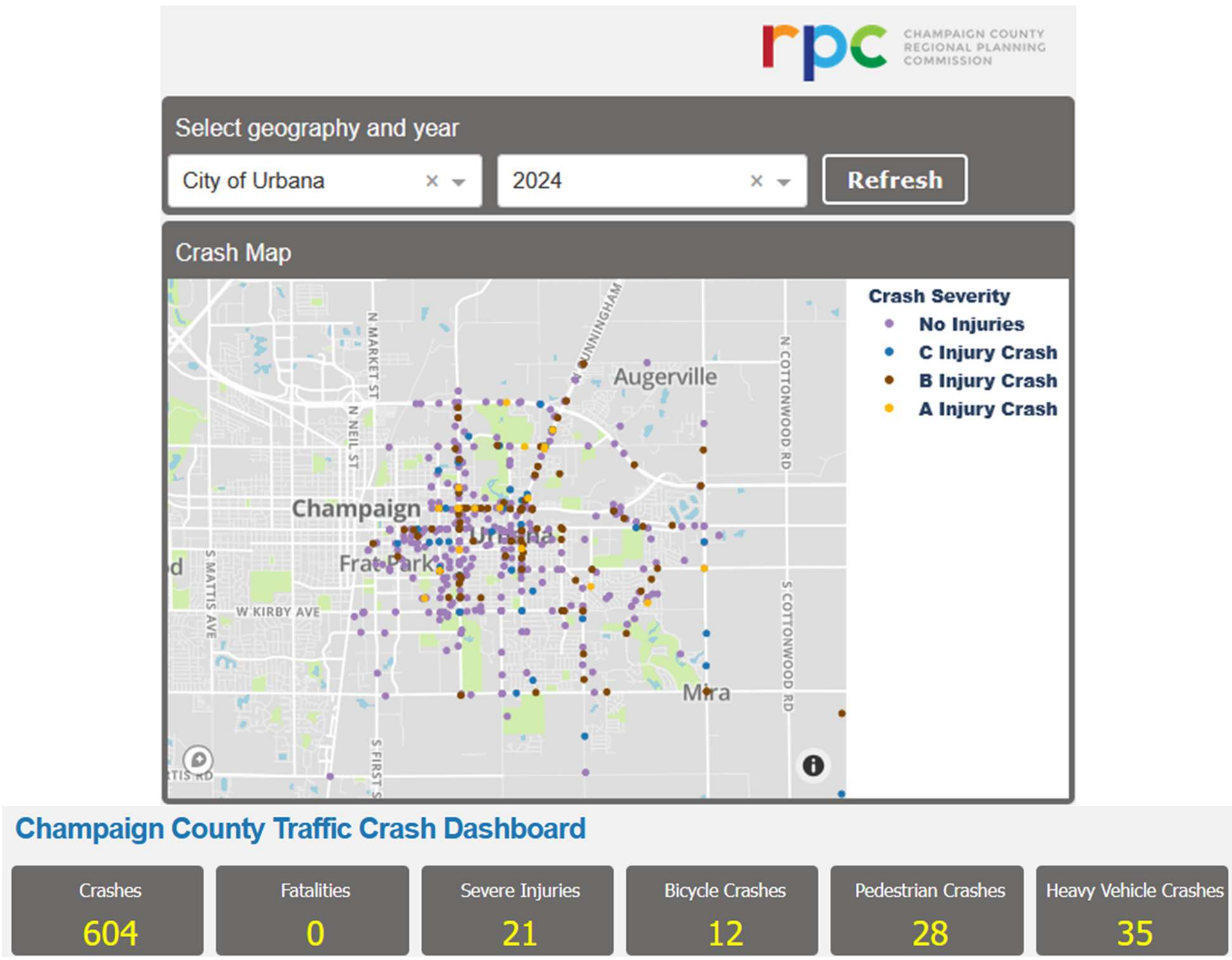
Purpose and Need
Data for maintenance and capital planning, monitor level of service, and asset management.

Timeline
Annual development of pavement asset management plan.
Pavement Evaluations in advance of design: in FY28, Broadway (Elm to Park, Oakland to Country Club), Elm (Race to Vine), Goodwin (Springfield to University), Lincoln (Saline Br to Somer).
Rescan City-wide FY30 (5 year cycle).

Changes from Previous CIP
None.

Traffic Studies

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40120 - MISC. TRAFFIC STUDIES	202 LMFT [1]	5,500	20,000	20,000	20,000	20,000	20,000
	TOTAL	5,500	20,000	20,000	20,000	20,000	20,000



https://crashdashboard.ccrpc.org/

Description
Collection and analysis of multimodal traffic data, including volume, speed, and crash records.

Location
Various street segments and intersections, determined by safety priority or public input.

Purpose and Need
Identify specific traffic safety problems and recommendations.

Timeline
Annual Misc. Traffic Study.

Changes from Previous CIP
Removed allocation for TIF 4.

Material Testing

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40181 - MISC. MATERIAL TESTING	202 LMFT (1)	15,000	15,000	15,000	15,000	15,000	15,000

Description
Construction material inspection and testing by a qualified testing laboratory.

Location
Various locations.

Purpose and Need
Quality assurance of materials used in construction. For maintenance programs and capital projects when construction observation is performed by City staff.

Timeline
Annual.

Changes from Previous CIP
None.

Maintenance Programs

Pavement Patching

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40108 - ANNUAL STREET PATCHING	202 LMFT	200,00	300,000	300,000	300,000	300,000	300,000

Description
Pavement patching by contractor.

Location
Various locations determined by pavement condition and other priority criteria, typically on streets with higher traffic volumes.

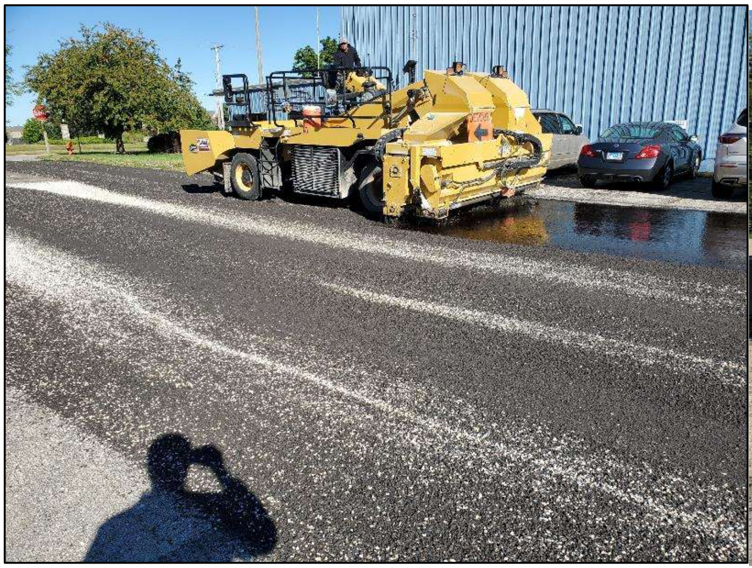
Purpose and Need
Pavement rehabilitation. Full-depth repairs to address local pavement, base, or subgrade failure. Complement to pavement patching by City staff.

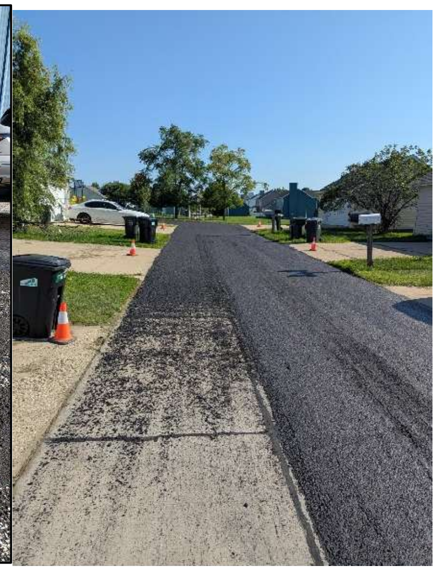
Timeline
Annual for City-wide program.

Changes from Previous CIP
None.

Bituminous Surface Treatment

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40114 - OIL & CHIP, SEAL, PRESERVATION	202 LMFT	899,485	800,000	600,000	600,000	600,000	600,000





Description
Bituminous surface treatment (BST), also known as “oil and chip” or “chip seal”, applied on a 5-year cycle. High pressure surface treatment (HPST) applied to high-volume streets for longer surface lifecycle.

Location
Various streets with BST or other surface types but eligible for conversion to BST (primarily asphalt surfaces). City is divided into 5 zones.

Purpose and Need
Pavement preservation. Liquid bituminous material covered with chip-size (3/8 inch) aggregate seals the pavement surface, inhibits raveling, and improves surface friction. Typically applied to local or collector streets with good to excellent pavement surface condition. Annual allocation of $600,000 for all eligible streets converted to BST.

Timeline
Zone 1 (northwest) in FY27, Zone 2 (southwest) in FY28, Zone 3 (south) in FY29, Zone 4 (northeast) in FY30, Zone 5 (east) in FY26,

Changes from Previous CIP
Increased FY27 allocation for second year of high-pressure surface treatment trial program

Joint and Crack Sealing

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40159 - ANNUAL JOINT SEAL AND CRACK PROGRAM	202 LMFT	200,000	40,000	40,000	40,000	40,000	40,000

Description
Routing and sealing of joints and working cracks with hot-poured joint sealant.

Location
Various streets, typically with concrete or asphalt surfaces.

Purpose and Need
Pavement preservation. Mitigates moisture infiltration into pavement and slows crack deterioration. Typically applied to streets with a pavement surface that is in very good to excellent condition. First application within first 5 to 10 years of service life, and then periodic applications throughout service life as long as pavement conditions allow. Annual allocation was higher through FY26 to work through a backlog, then reduced in FY27 to a long-term program allocation for joint and crack sealing by City staff.

Timeline
Stone Creek in FY26. Systematic application by zones on an annual basis in FY27 and beyond.

Changes from Previous CIP
Contract construction ended in FY26. Future projects will be conducted by City staff with material funding from LMFT.

Pavement Markings

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40113 - BIKE LANES & SIDEPATHS	202 LMFT	22,823	23,073	23,696	24,337	24,974	25,606
40160 - ANNUAL PAVEMENT MARKING PROGRAM	202 LMFT	29,000	30,000	30,000	30,000	30,000	30,000
	TOTAL	51,823	53,073	53,696	54,337	54,974	55,606

Description
Reapplication of pavement marking lines and symbols for bike lanes (40113) and pavement marking lines for vehicle lanes (40160).

Location
Streets with existing pavement markings, City-wide.

Purpose and Need
Reapply pavement markings when existing markings are faded or have been removed by maintenance activity. Complement to pavement marking maintenance by City staff.

Timeline
Streets are assigned 1-year, 3-year, 6-year, or 12-year pavement marking cycles, based on historical performance.

Changes from Previous CIP
None.

Parking Lot Maintenance

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40900 – PARKING LOT MAINTENANCE	500 PARKING	-	50,000	50,000	50,000	50,000	50,000

Description
Preventive maintenance as needed, including joint and crack sealing, blacktopping, and applying pavement markings, applied on a 5-year cycle. Program initiated in FY26.

Location
City-owned parking lots.

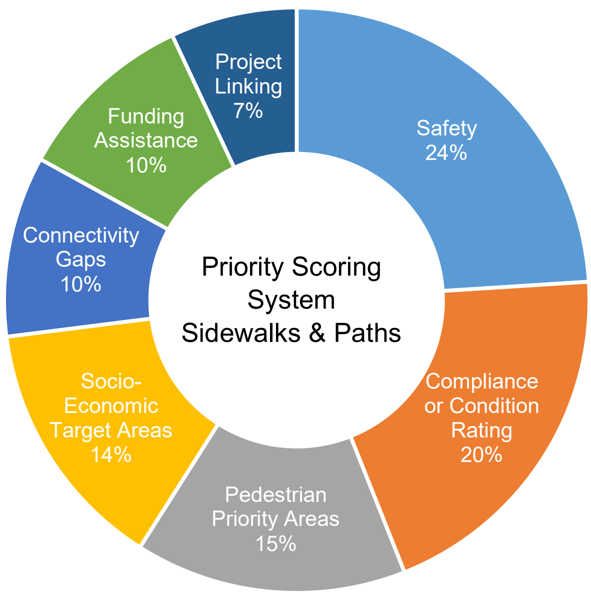
Purpose and Need
Preventive maintenance based on pavement condition and surface type to maintain functionality of parking lots.

Timeline
Lots 10-A, 10-X and 10-F in FY27.
Lots 10-B, 16, and 25 in FY28.
Lots 10-E, 11, and 22 in FY29.
Lots 1, 12, and 23 in FY30.
Lots 2, 5, 9, 17, Tepper, and Marro in FY31.

Changes from Previous CIP
Delayed by one year to start in FY27.

Sidewalks and Paths

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40101 - SIDEWALK MAINTENANCE	202 LMFT	125,000	125,000	125,000	125,000	125,000	125,000
40170 - CDBG SIDEWALKS	331 CDBG	374,784	100,000	100,000	100,000	100,000	100,000
40177 - TIF 4 SIDEWALKS	343 TIF 4	462,717	-	-	-	-	-
40175 - CENTRAL TIF SIDEWALKS	CENT. TIF	50,000	50,000	50,000	50,000	50,000	50,000
	TOTAL	1,012,0501	275,000	275,000	275,000	275,000	275,000



Champaign County Sidewalk Explorer

Description
Repair, replacement, or new construction of sidewalks and shared-use paths by contractor.

Location
Various locations City-wide, identified in the Pedestrian Master Plan or by public input.

Purpose and Need
Priority is given to locations based on the scoring system illustrated above. Complement to sidewalk repairs by City staff.

Timeline
Annual programs for LMFT, CDBG, and Central TIF funding.

Changes from Previous CIP
End of TIF 4 program. Reduced allocation for CDBG program.

Miscellaneous Electrical Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40608 - ELECTRICAL MISC. REPAIRS	IDOT REIMB	15,000	15,000	15,000	15,000	15,000	15,000
	202 LMFT	81,150	60,000	60,000	60,000	60,000	60,000
	TOTAL	96,150	75,000	75,000	75,000	75,000	75,000

Description
Unplanned repairs of traffic signal and street light infrastructure.

Location
Various locations in the street network owned or maintained by City of Urbana.

Purpose and Need
Response to vehicle collision damage to traffic signal cabinets, tall street light poles, and street light foundations, and other urgent or emergency needs. IDOT will reimburse the City up to $15,000 annually for IDOT's share of maintenance of IDOT traffic signals within Urbana.

Timeline
Annual allocation.

Changes from Previous CIP
Increased annual allocation.

Traffic Signals

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40604 - ANNUAL SIGNAL CR&I	200 CR&I	218,488	-	-	-	-	-
	202 LMFT	175,000	100,000	100,000	100,000	100,000	100,000
49290 – OTHER REIMBURS.	202 LMFT	35,593	-	-	-	-	-
	TOTAL	393,488	135,593	100,000	100,000	100,000	100,000

Description
Maintenance, repair, and improvements to traffic signal assets.

Location
Traffic signals owned and maintained by Urbana (25 signalized intersections and 20 pedestrian warning systems) or maintained by Urbana (23 signalized intersections and 1 pedestrian warning system).

Purpose and Need
Functioning and updated traffic signals for safe and efficient traffic flow. The Traffic Signal Asset Management Plan identifies priority short-term and long-term improvements.

Timeline
Upgrade Audio Devices for Ped. Crossings FY26.
Improve 2 Traffic Signal Cabinets FY26.
Lincoln & Springfield, Lincoln & Windsor, Goodwin & Green, Philo & Florida FY27.
Philo & Scovill FY28.

Changes from Previous CIP
Reduced number of signal cabinet improvements in FY26.
Increased allocation for FY27.
Added revenue from insurance claim in FY26.

Bridges

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40401 - BRIDGE MAINTENANCE PROJECTS	CHAMP IGA	30,000	-	-	-	-	-
	200 CR&I	48,900	-	-	-	-	-
	202 LMFT (1)	-	50,000	-	20,000	-	-
TOTAL		78,900	50,000	0	20,000	0	0

1) Previously funded through 200 CR&I until FY27.

IDOT Bridge Information Website

Description
Embankment settlement repairs at Olympian Dr. bridge.
Substructure repairs at Broadway Ave. bridge.
Concrete deck sealing.

Location
Olympian Dr. over Illinois Central Railroad; Broadway Ave. over Saline Branch; and Five (5) bridges with bare concrete decks (Lincoln Ave. over Saline Br. South, Lincoln Ave. over Saline Br. North, Olympian Dr., Race St. over Boneyard, and High Cross Rd. Ped. Bridge).

Purpose and Need
Apparent settlement of embankment at Olympian Dr. has caused joint failure at the ends of the bridge and subsequent erosion due to deck drainage. City of Champaign willing to participate in Olympian Dr. bridge repairs. Corrosion of metal pipe piles at Broadway Ave. Seal bare concrete decks every five years as preventive maintenance.

Timeline
Olympian Dr. Bridge FY26
Broadway Ave. Bridge FY27
Concrete Deck Sealing FY29.

Changes from Previous CIP
None.

Capital Projects (Summary)

Transportation Capital Projects, sorted by Priority Score

Capital Projects	Safety Score	Class Score	Condition Score	Funding Score	Linking Score	Bus Score	CDTA Score	Total Score	Construction Cost Estimate
Max. Score:	25.2	22.4	17.0	12.9	11.6	8.2	2.7	100.0	
CIP FY27-FY31									
Florida Ave. (Wright to Hillcrest)	25.2	20.2	15.1	12.9	7.0	8.2	0.0	88.5	$ 9,000,000
Lincoln Ave. (Wascher to Killarney)	25.2	22.4	12.2	12.9	5.8	8.2	1.4	88.1	$ 5,910,000
Country Club Rd. and Perkins Rd.	25.2	17.9	13.1	6.5	9.3	8.2	1.4	81.5	$ 1,400,000
Lincoln Ave. (Florida to Green)	25.2	20.2	15.0	3.2	7.0	8.2	0.0	78.7	$ 8,100,000
Main St. (Vine to Webber)	22.1	20.2	11.7	12.9	0.0	8.2	1.4	76.5	$ 900,000
Broadway Ave. (Elm to Park)	18.9	15.7	12.2	8.1	5.8	8.2	1.4	70.3	$ 1,200,000
Vine St. and Illinois St.	12.6	20.2	13.9	6.5	4.6	8.2	1.4	67.3	$ 2,000,000
Vine St. (Florida to Washington)	9.5	20.2	13.3	12.9	0.0	8.2	1.4	65.5	$ 1,300,000
Goodwin Ave. (Green to University) +	15.8	17.9	13.9	3.2	3.5	8.2	0.0	62.5	$ 1,300,000
Lincoln Ave. (Saline Branch to Somer) +	25.2	22.4	12.1	0.0	2.3	0.0	0.0	62.0	$ 600,000
Main St. (Cedar to Walnut)	8.3	20.2	10.2	12.9	0.0	8.2	0.0	59.8	$ 700,000
Springfield Ave. (Wright to McCullough)	15.8	20.2	12.2	3.2	7.0	0.0	0.0	58.3	$ 2,400,000
Florida Ave. (James Cherry to Curtiss) +	4.2	20.2	16.0	4.9	1.2	8.2	1.4	56.0	$ 900,000
Country Club Rd. (Saline to Broadway)	0.0	15.7	9.2	4.8	4.6	0.0	1.4	35.6	$ 350,000
								Total	**$ 36,060,000**
Backlog, Not in CIP									
Elm St. (Race to Vine)	6.3	13.4	16.5	6.5	0.0	8.2	0.0	50.9	$ 400,000
Philo Rd. and Pennsylvania Ave.	0.0	20.2	12.1	4.9	3.5	8.2	1.4	50.2	$ 3,000,000
Florida Ave. and Cottage Grove Ave.	6.3	20.2	5.6	4.9	3.5	8.2	1.4	50.0	$ 2,500,000
Fairlawn Ave. (Vine to Anderson)	0.0	13.4	17.0	6.5	0.0	8.2	2.7	47.8	$ 1,200,000
Windsor Rd. (Race to Philo)	12.6	20.2	3.9	1.6	0.0	8.2	0.0	46.5	$ 1,300,000
Illinois St. (Goodwin to Lincoln)	4.2	13.4	14.6	3.2	2.3	8.2	0.0	46.0	$ 900,000
Anderson St. (Mumford to Florida)	0.0	13.4	15.0	4.9	0.0	8.2	1.4	42.9	$ 2,900,000
Pennsylvania Ave. (Lincoln to Race)	0.0	13.4	14.8	3.2	2.3	8.2	0.0	42.0	$ 1,300,000
								Total	**$ 13,500,000**

Symbols Legend: ↑ = higher priority than last year; ↓ = lower priority than last year; + = new to CIP or backlog; − = moved from CIP to backlog

“CDTA” refers to Community Development Target Areas.

Some of the projects included in the Capital Improvement Plan have lower priority scores than other projects not included and which are listed in the City’s backlog. Generally speaking, the priority scoring system is a simple guide for project selection, but it does not account for all factors which influence the importance or urgency of a project. Some projects are included because they are led by another agency – Wright St. (Church to Dublin) with City of Champaign and Country Club Road (Saline to Broadway) with Urbana Township, for example.

Priority Scoring System

The City of Urbana uses a scoring system to guide prioritization of transportation capital projects. In this system, a total priority score is calculated for each street segment as the sum of seven category scores: Safety Record, Functional Classification of the Street, Pavement Condition, Funding Assistance, Project Linking, Bus Route, and Community Development Target Area (CDTA). The total score ranges from 0 to 100, with 100 representing the highest priority project. Each category has a maximum score according to the relative importance assigned to it. The relative importance of each category was determined by a committee of staff in the Public Works Department. A transportation project consists of one or more street segments, and each project is assigned the highest total score from one of its street segments.

$$Total\ Priority\ Score = Safety + Class + Condition + Funding + Linking + Bus + CDTA$$

Max. Score = 100.0 = 25.2 + 22.4 + 17.0 + 12.9 + 11.6 + 8.2 + 2.7

An in-depth discussion of this priority scoring system can be found in Appendix A of the Capital Improvement Plan.

Construction Cost Estimates

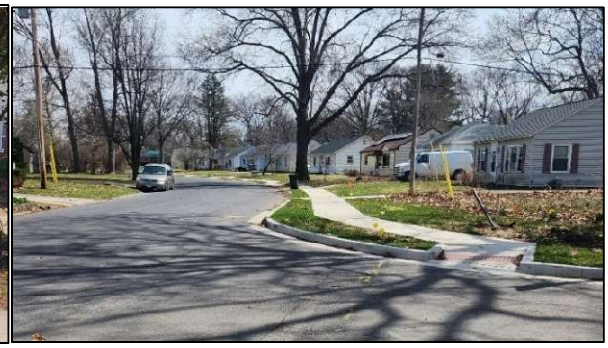
When a transportation capital project is initially conceived, the most direct way to estimate construction cost is to apply a unit price per area of pavement, based on the anticipated scope of work. The initial concept for scope of work is typically informed by the purpose and need for the project, such as pavement condition, safety record, or other considerations. A total project cost includes construction costs, preliminary engineering (also referred to as “studies and plans”, typically estimated as 20% of the cost of construction), and construction engineering (typically estimated as 10% of the cost of construction). The unit prices summarized below were used for the construction cost estimates, unless a more detailed estimate already existed. Construction cost estimates are approximate and subject to refinement with development of studies and plans, and as prices for labor and materials change over time.

Scope of Project	**Construction Unit Price (per SY pavement)**		
Pavement Reconstruction	$225	to	$325
Corridor Rehabilitation	$175	to	$250
Pavement Rehabilitation	$100	to	$200

Capital Projects (FY27 Construction)

Equity and Quality of Life (EQL) Projects

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	200 CR&I	1,083,534	50,000	-	-	-	-
ARP – EQL ARPA PROJECT	200 CR&I	300,000	-	-	-	-	-
	TOTAL	1,383,534	50,000	0	0	0	0



Description
Construction of new sidewalks, paths, and street lights. Traffic calming for safety concerns.

Location
FY22 EQL Program: ten (10) implementation project locations, and five (5) planning project locations.
FY25 EQL Program: Silverwood neighborhood and three (3) traffic calming locations.

Purpose and Need
The EQL Projects address small-scale infrastructure needs, with an emphasis on underserved neighborhoods. The goal is to improve safety and health in tangible ways. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.2.A.

Timeline
FY22 EQL Program: Construction FY25.
FY25 EQL Program: Studies & Plans FY25, Construction FY26 & FY27.

Changes from Previous CIP
Moved final phase of construction to FY27

Race St. Bridge Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY2\8 Allocated	FY28 Allocated	FY30 Allocated	FY31 Allocated
40167 - BONEYARD CREEK BRIDGE REPAIR	203 SMFT	7,894	280,000	-	-	-	-

Description
Bridge repairs, including stone masonry façade repairs on the substructure, sidewalk repairs on the superstructure.

Location
Bridge carrying Race St. over Boneyard Creek, located at the Boneyard Creek Crossing.

Purpose and Need
Correction of deficient details before advanced deterioration occur.

Timeline
Studies & Plans FY23-FY25, Construction FY27.

Changes from Previous CIP
Delayed construction by one fiscal year.

Country Club Rd. and Perkins Rd.

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40172 - COUNTRY CLUB & PERKINS	200 CR&I	431,010	-	-	-	-	-
	343 TIF 4	1,219,588	-	-	-	-	-
	TOTAL	1,650,598	0	0	0	0	0

Description
Pavement rehabilitation and drainage improvements.

Location
Country Club Rd. from Golfview Dr. to Cunningham Ave. (US 45) and Perkins Rd. from Cunningham Ave. (US 45) to City Boundary.

Purpose and Need
This route is a collector with poor pavement, a high safety priority score, known drainage problems, with a bus route, and part of this project is in the TIF 4 area.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	17.9	13.1	6.5	9.3	8.2	1.4	81.5

Timeline
Studies & Plans FY24-FY25, Construction FY26 and FY27.

Changes from Previous CIP
None

Bakers Lane Shared-Use Path

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40129 - BAKERS LANE MULTI-USE PATH	ITEP	1,037,450	-	-	-	-	-
	REBUILD	259,430	-	-	-	-	-
	203 SMFT	769,095	-	-	-	-	-
	TOTAL	2,065,975	0	0	0	0	0

Description
New shared use path with pedestrian lighting.

Location
North side of Washington St. from Kinch to Smith, and along Bakers Lane right-of-way, between Weaver Park and Scottswood Subdivision, from Washington to Main.

Purpose and Need
Path proposed in 2016 Bicycle Master Plan with 6-10 year timeline. In 2020 Pedestrian Master Plan, Washington St. segment identified as “highest priority” and Bakers Lane segment identified as “medium priority”. Connectivity with Park District Health & Wellness Center, School District Prairie Campus, Scottswood Subdivision, and future Kickapoo Rail Trail extension. ITEP funding was secured for the shared use path.

Timeline
Studies & Plans FY24-FY25.
Construction FY26 & FY27.

Changes from Previous CIP
None

University Avenue Sidewalk (East of Maple Street)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40188 – UNIVERSITY AVE SIDEWALK (EAST OF MAPLE ST)	PROPERTY OWNER REIMBURS.	-	750,000	-	-	-	-
	TOTAL	0	750,000	0	0	0	0

Description
New sidewalk

Location
South side of East University Avenue from North Maple Street to North Cottage Grove Avenue.

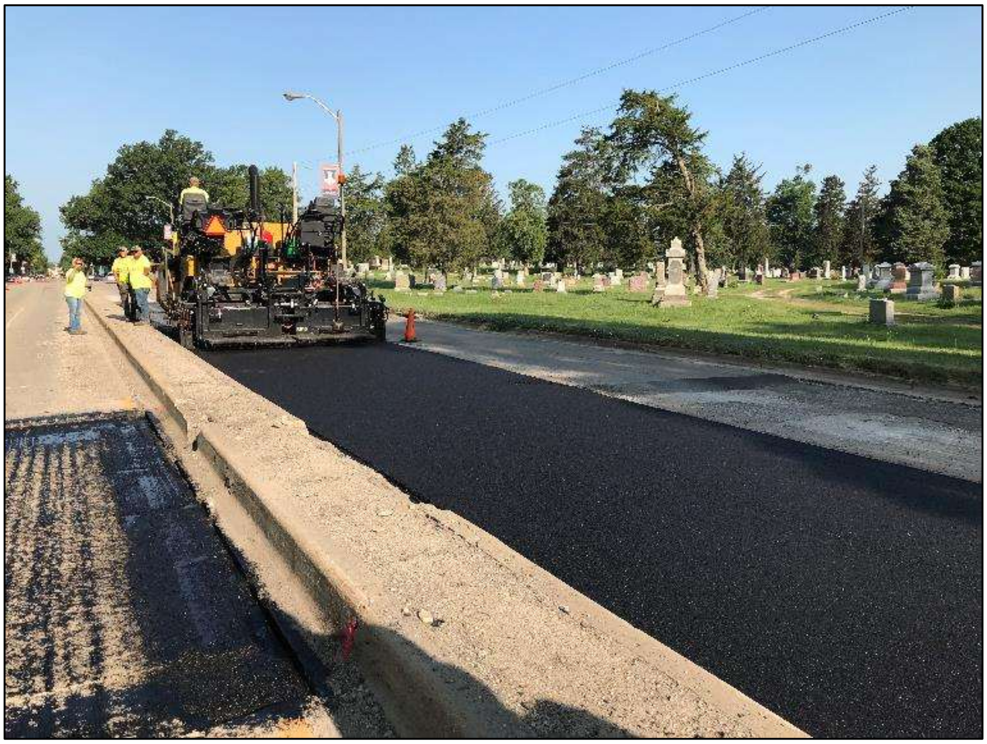
Purpose and Need
Path sidewalk will provide connectivity from west to east. City to seek reimbursement from adjacent property owners through sidewalk deferral covenants included on plats for all four properties.

Timeline
Studies & Plans FY26.
Construction FY27.

Changes from Previous CIP
This project has been added as a separate project. Design has been completed as part of TIF 4 sidewalk improvements.

Hot-Mix Asphalt (HMA) Overlay and Resurfacing

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40184 – HMA OVERLAY & RESURFACE	202 LMFT	157,158	1,100,000	1,000,000	500,000	500,000	500,000



Description
Pavement maintenance or rehabilitation (functional or structural overlay) by placing hot-mix asphalt (HMA) overlays on existing pavement or resurfacing existing HMA pavement. Program to initiate in FY27.

Location
Various streets, primarily streets with higher traffic volumes or classified as collectors or arterials.

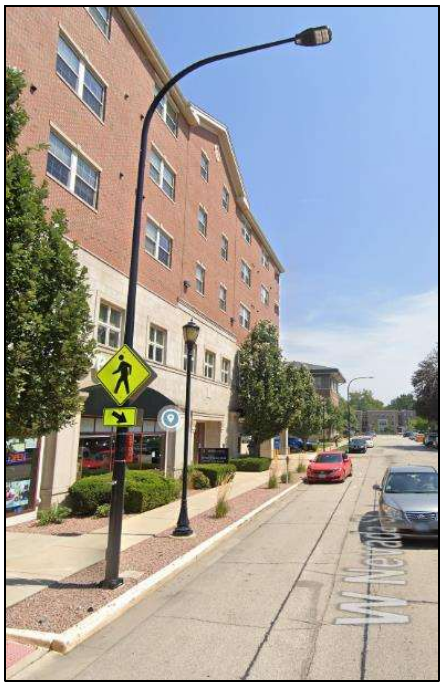
Purpose and Need
Pavement maintenance or rehabilitation to correct surface defects and/or upgrade the structural capacity of the pavement. Intended for streets where bituminous surface treatment is not appropriate.

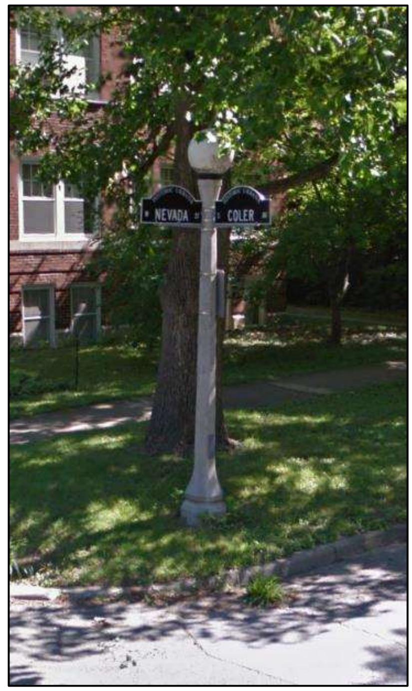
Timeline
Resurface Main (Vine to Webber) in FY27, Broadway (Water to Park) in FY28, Broadway (Elm to Water) in FY29, Main (Cedar to Walnut) in FY30, Lincoln (Saline Branch to Somer) in FY31.
Design precedes construction by one FY.

Changes from Previous CIP
None

Street Lighting

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40606 - ANNUAL STREET LIGHTING CR&I	202 LMFT	41,530	400,000	30,000	330,000	30,000	340,000
AMEREN REBATE PROGRAM	202 LMFT	-	30,000	30,000	30,000	30,000	30,000
40178 - TIF 4 STREET LIGHTING	343 TIF 4	745,368	-	-	-	-	-
40607 - CENTRAL TIF STREET LIGHTS	CENTRAL TIF	50,000	50,000	50,000	50,000	50,000	50,000
	TOTAL	836,898	480,000	110,000	400,000	50,000	400,000





Description
Improvements to existing street lights and installation of new street lights.

Location
Various locations City-wide.

Purpose and Need
Asset management plan will identify recommended improvements for existing street lights, propose new construction standards for Urbana street lights, and provide guidelines for prioritizing new street light installations.

Timeline
Annual programs for LMFT, CDBG, and Central TIF funding. Circuit Replacements: Fairview and Church Circuits (FY27), Beardsley and Tremont Circuits (FY29).

Changes from Previous CIP
Removed TIF 4 project funding post-closure.
Reallocated LMFT funding to every other year for cost efficiency.
Removed CDBG program due to reduced funding. Added Ameren rebate program.

Country Club Rd. (Saline Branch to Broadway)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40165 - COUNTRY CLUB RD: SALINE BR TO BROADWAY	202 LMFT	-	325,000	-	-	-	-

Description
Pavement reconstruction with drainage improvements.

Location
Country Club Rd. from bridge over Saline Branch to Broadway.

Purpose and Need
Country Club Rd. is a minor collector with pavement in fair condition and a bus route. Improvements in coordination with replacement of the bridge over Saline Branch, which is owned by Urbana Township. Champaign County is pursuing Special Bridge Funding for the bridge replacement. Champaign County to be the lead agency on this project.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	15.7	9.2	4.8	4.6	0.0	1.4	35.6

Timeline
Timeline is contingent on County funding the bridge replacement project.

Changes from Previous CIP
Funds allocated in FY27 in case County funds the bridge replacement project.

Capital Projects (FY27 Studies and Plans)

Florida Ave. (Wright to Hillcrest)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40135 - FLORIDA: WRIGHT - HILLCREST	STBG / STPU	182,715	1,030,548	-	-	-	-
	RAISE (1)	-	-	9,950,930	-	-	-
	TPF (1)	-	-	500,000	-	-	-
	203 SMFT	1,838,679	-	995,070	-	-	-
	TOTAL	2,021,394	1,030,548	11,446,000	0	0	0

1) Grant funding for construction in FY28 has been awarded but not secured with a grant agreement. Project contingent on receiving grant funding.

Description
Pavement rehabilitation, new and replacement traffic signals, improved bus stops, and a new shared use path (shown separately).

Location
Florida Ave. from Wright to Hillcrest.

Purpose and Need
Florida Ave. is a minor arterial with very poor to fair pavement, a high safety priority score, and a bus route. Preliminary engineering funded with STBG/STPU funds through CUUATS. Construction and construction engineering funded with RAISE grant from US DOT. Corridor study completed by Regional Planning Commission: https://ccrpc.gitlab.io/florida-ave/. Illinois American Water plans to replace a water main within the project limits.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	15.1	12.9	7.0	8.2	0.0	88.5

Timeline
Studies FY25-FY26; Plans FY27; Construction FY28.

Changes from Previous CIP
Increased Phase II Engineering expense and revenue from STBG funding. Moved construction to FY28, dependent on RAISE grant award.

Florida Ave. Shared-Use Path

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40137 - FLORIDA MULTI-USE PATH	ITEP	-	-	729,050	-	-	-
	REBUILD	-	-	242,320	-	-	-
	LOCAL PROJ FUND	-	-	757,894	-	-	-
	203 SMFT	14,837	-	30,736	-	-	-
TOTAL		14,837	0	1,760,000	0	0	0

Description
New shared-use path, as part of larger corridor improvements from Wright to Hillcrest.

Location
South side of Florida Ave. from Lincoln to Race.

Purpose and Need
Provide a missing link in the bicycle and pedestrian network. Project proposed in both the 2008 and 2016 Bicycle Master Plans. ITEP funding was secured for the shared use path in FY23. Corridor study completed by Regional Planning Commission. https://ccrpc.gitlab.io/florida-ave/

Timeline
Studies & Plans FY24-FY25, Construction FY28.

Changes from Previous CIP
Added revenue from Local Project Funding and reduced offset expense from SMFT Fund. Construction moved to FY28 in coordination with Florida Avenue (Wright to Hillcrest).

Lincoln Ave. (Wascher to Killarney)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40124 - LINCOLN: WASCHER - KILLARNEY	STBG / STPU (1)	122,500	650,000	5,200,000	-	-	-
	SS4A (2) GRANT	81,152	-	-	-	-	-
	203 SMFT	69,781	163,000	1,300,000	-	-	-
	TOTAL	273,433	813,000	6,500,000	0	0	0

1) Grant funding for construction in FY28 has not been awarded. Project contingent on receiving grant funding.
2) Grant funding for FY26 road diet demonstration was secured with a grant agreement.

Description
Pavement rehabilitation with road diet from 4 lanes to 3 lanes and addition of either on-street bike lanes or a shared use path. Improved traffic signals, street lights, and bus stops. New mid-block pedestrian cross walks.

Location
Lincoln Ave. from Wascher to Killarney

Purpose and Need
Lincoln Ave. is an other principal arterial with a high safety priority score, pavement in poor to very poor condition, and a bus route. Preliminary engineering funded with STBG/STPU funds through CUUATS. A second application for a Safe Streets and Roads for All (SS4A) grant yielded funding for a temporary road diet demonstration, but no funding for improvements. Anticipate funding construction with STBG/STPU funds through CUUATS.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	22.4	12.2	12.9	5.8	8.2	1.4	88.1

Timeline
Studies FY24-FY25, Complete Streets Demonstration in FY26 and Plans in FY27, Construction FY28.

Changes from Previous CIP
Reduced expense and revenue for SS4A Grant to reflect construction costs.

Vine St. and Illinois St.

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40168 - VINE AND ILLINOIS	CENTRAL TIF	-	-	-	500,000	-	-
	203 SMFT	455,285	-	-	3,050,000	-	-
	TOTAL	455,285	0	0	3,550,000	0	0

Description
Pavement rehabilitation with potential road diet and pedestrian improvements.

Location
Vine St. from California to Main, and Illinois St. from Race to Urbana.

Purpose and Need
Vine St. is a minor arterial with pavement in poor to very poor condition, a moderate safety priority score, a bus route, and this project is fully within the Central TIF area. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 4.4.B.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
12.6	20.2	13.9	6.5	4.6	8.2	1.4	67.3

Timeline
Studies & Plans FY25-FY27, Construction FY29.

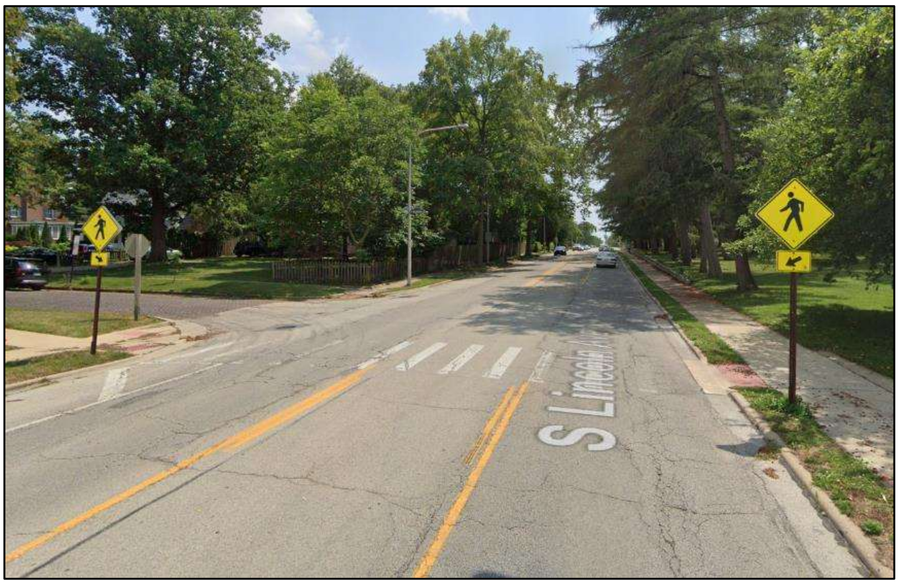
Changes from Previous CIP
Combined construction into one year and moved to FY29.

Capital Projects (FY28 – FY31)

Lincoln Ave. (Florida to Green)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40149 - LINCOLN: GREEN - FLORIDA	STBG / STPU (1)	-	-	-	-	-	4,160,000
	COMM. PROJ. FUNDING(2)	-	-	810,000	-	-	-
	SMFT	-	-	-	810,000	3,700,00	1,040,000
TOTAL		0	0	810,000	810,000	3,700,000	5,200,000

1) Grant funding for construction in FY28 has not been awarded. Project contingent on receiving grant funding.
2) Community Project Funding for Phase I Engineering in FY28 has not been awarded. Project contingent on receiving grant funding.



Description
Corridor rehabilitation with safety improvements.

Location
Lincoln Avenue from Florida to Green.

Purpose and Need
Lincoln Ave. is a minor arterial with a high safety priority score, pavement in poor to very poor condition, and a bus route. Corridor study by Regional Planning Commission to be completed in FY25: https://ccrpc.gitlab.io/lincoln-ave/

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
25.2	20.2	15.0	3.2	7.0	8.2	0.0	78.7

Timeline
Corridor Study FY24-FY25, Studies FY27, and Plans FY29. Construction in two phases: Iowa to Green FY30 and Florida to Iowa FY31. FY31 construction is contingent on STBG/STPU funds.

Changes from Previous CIP
Increased allocation for Studies & Plans. Split construction into phases for implementation.

Vine St. (Florida to Washington)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40186 - VINE: FLORIDA TO WASHINGTON	203 SMFT	-	-	-	-	-	260,000

Description
Pavement rehabilitation.

Location
Vine St. from Florida to Washington.

Purpose and Need
Vine St. is a minor arterial with pavement in very poor condition and a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
9.5	20.2	13.3	12.9	0.0	8.2	1.4	65.5

Timeline
Studies & Plans FY31.
Construction after FY31.

Changes from Previous CIP
Project construction moved to backlog due to budget forecast.

Goodwin Ave. (Green to University)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40186 - VINE: FLORIDA TO WASHINGTON	203 SMFT	-	-	-	-	-	260,000

Description
Pavement rehabilitation with some reconstruction.

Location
Goodwin Ave. from Green to University (US 150)

Purpose and Need

Goodwin Ave. is a major collector with a moderate safety priority score, failed to poor pavement, and a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
15.8	17.9	13.9	3.2	3.5	8.2	0.0	62.5

Timeline
Studies & Plans FY31.
Construction after FY31.

Changes from Previous CIP
Project construction moved to backlog because a new project, Vine St. (Florida to Washington), scored as a higher priority.

Florida Ave. (James Cherry to Curtiss)

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40164 - FLORIDA AT JAMES CHERRY	202 LMFT	-	-	-	-	-	90,000

Description
Pavement reconstruction.

Location
Florida Ave. from James Cherry to Curtiss.

Purpose and Need
Florida Ave. is a minor arterial with pavement in very poor condition with a bus route.

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
4.2	20.2	16.0	4.9	1.2	8.2	1.4	56.0

Capital Projects Backlog (Not in CIP)

Elm St. (Race to Vine)

Description
Pavement rehabilitation.

Location
Elm St. from Race to Vine.

Purpose and Need
Elm St. is a local street with failed pavement and a bus route.

Construction Cost Estimate
400,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
6.3	13.4	16.5	6.5	0.0	8.2	0.0	50.9

Timeline
After FY31.

Changes from Previous CIP
Elm St. (Race to Vine) was part of the Broadway Ave. and Elm St. project. Broadway Ave. (Elm to Park) was absorbed into the HMA Overlay and Resurfacing Program. Elm St. (Race to Vine) was moved to backlog because it has a moderate priority score by itself.

Philo Rd. and Pennsylvania Ave.

Description
Pavement rehabilitation.

Location
Philo Rd. from Colorado to Cottage Grove, and Pennsylvania Ave. from Cottage Grove to Philo.

Purpose and Need
Philo Rd. is a minor arterial with fair pavement and a bus route.

Construction Cost Estimate
3,000,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	20.2	12.1	4.9	3.5	8.2	1.4	50.2

Florida Ave. and Cottage Grove Ave.

Description
Pavement rehabilitation.

Location
Florida Ave. from Hillcrest to James Cherry and Cottage Grove Ave. from Glenwood Oaks Ct. to Florida.

Purpose and Need
Florida Ave. is a minor arterial with pavement in good to fair condition and a bus route.

Construction Cost Estimate
2,500,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
6.3	20.2	5.6	4.9	3.5	8.2	1.4	50.0

Fairlawn Ave. (Vine to Anderson)

Description
Pavement reconstruction.

Purpose and Need
Fairlawn Ave. is a local street with pavement in very poor condition and with a bus route.

Location
Fairlawn Ave. from Vine to Anderson.

Construction Cost Estimate
1,200,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	17.0	6.5	0.0	8.2	2.7	47.8

Windsor Rd. (Race to Philo)

Description
Asphalt overlay on existing concrete pavement.

Location
Windsor Road from Race Street to Philo Road.

Purpose and Need
Windsor Rd. is a minor arterial with a moderate safety priority score, very good pavement, and a bus route. The significant amount of initial mid-panel cracking in the concrete pavement warrants more maintenance and rehabilitation to maintain the pavement for its design service life.

Construction Cost Estimate
1,300,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
12.6	20.2	3.9	1.6	0.0	8.2	0.0	46.5

Illinois St. (Goodwin to Lincoln)

Description
Pavement rehabilitation.

Purpose and Need
Illinois St. is a local street with pavement in fair to very poor condition and with a bus route.

Location
Illinois St. from Goodwin to Lincoln

Construction Cost Estimate
900,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
4.2	13.4	14.6	3.2	2.3	8.2	0.0	46.0

Anderson St. (Mumford to Florida)

Description
Pavement reconstruction.

Purpose and Need
Anderson St. is a local street with pavement in very poor condition and with a bus route.

Location
Anderson St. from Mumford to Florida

Construction Cost Estimate
2,900,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	15.0	4.9	0.0	8.2	1.4	42.9

Pennsylvania Ave. and Orchard St.

Description
Pavement rehabilitation.

Location
Pennsylvania Ave. from Orchard to Race and Orchard St. from Pennsylvania to Michigan

Purpose and Need
Pennsylvania Ave. is a local street with pavement in very poor condition and with a bus route.

Construction Cost Estimate
1,300,000

Safety Score (max 25.2)	Class Score (max 22.4)	Condition Score (max 17.0)	Funding Score (max 12.9)	Linking Score (max 11.6)	Bus Score (max 8.2)	CDTA Score (max 2.7)	Total Score (max 100.0)
0.0	13.4	14.8	3.2	2.3	8.2	0.0	42.0

Coler Ave. Bridge Rehabilitation

Description
Bridge superstructure replacement.

Purpose and Need
Coler Ave. is a local street with pavement in poor condition and a bridge in very poor condition. The bridge over Boneyard Creek has a restriction of legal loads only due to its condition.

Location
Coler Ave. over Boneyard Creek

Construction Cost Estimate
500,000

Section 4: Facilities

Table of Contents

Maintenance Programs

Parking Garage

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40189 - PARKING GARAGE FEASIBILITY STUDY	344 CENT TIF	-	50,000	-	-	-	-
40700 - PARKING GARAGE REHAB	500 PARK	58,403	300,000	-	-	-	-
	TOTAL	58,403	350,000	0	0	0	0

Description
Routine condition assessment and preventive maintenance. Feasibility study to estimate costs to demolish and rebuild or relocate the existing structure.

Location
111 W. Main St.

Purpose and Need
Assess condition of parking garage and complete preventive maintenance on a 5-year cycle. Feasibility study to help evaluate long-term plans for parking garage, considering the recent Public Realm Study and Comprehensive Plan.

Timeline
Condition Assessment FY25.
Preventive Maintenance and Feasibility Study FY27.
Parking deck repairs and maintenance construction FY27

Changes from Previous CIP
Delayed feasibility study to FY27

Capital Projects (FY27 Construction)

General Rehabilitation

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-CONST-REHAB	200 CR&I	175,690	180,785	185,737	190,732	195,755	200,729

Description
Discretionary funding for small/medium scope facilities projects.

Location
All City facilities.

Purpose and Need
Projects to be identified and prioritized from findings of 2019 Phase 1- Facilities Condition Assessment and from annual coordination meetings between Facilities Supervisor and departments within the City. Funds will be focused to areas identified not to receive rehabilitation in near term capital improvement planning and for emergency facility conditions.

Timeline
Annual program.
Basic general rehab for FY27:
Sprinkler install for Fire Station #1 (City Hall).

Changes from Previous CIP
None.

ADA Life Safety Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-ADA	200 CR&I	20,779	22,301	-	-	-	-

Description
Remediation of high priority ADA and health/life safety concerns in City facilities. Most significantly: improvements to fire alarm system coverage at City Hall (400 South Vine) including strobes, horns, and pull stations. Relevant work also includes installation of ADA door actuators, closers, exit signage, and emergency lighting.

Location
All City facilities, but primarily City Hall.

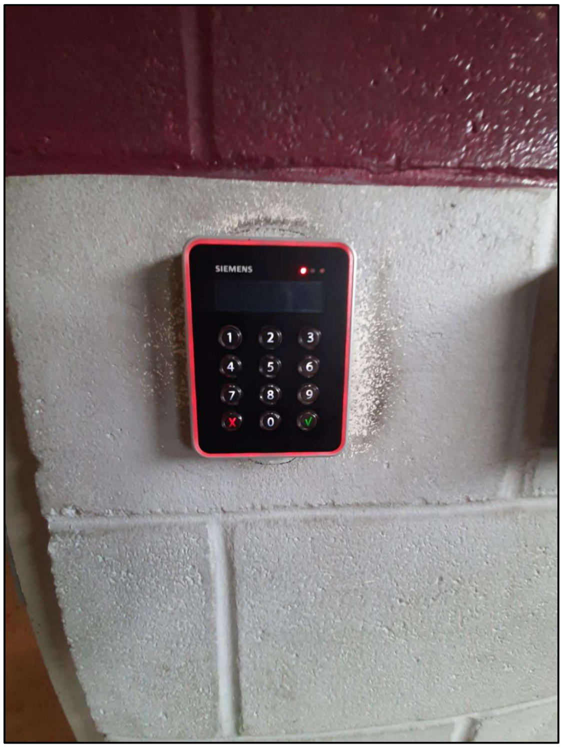
Purpose and Need
Priority 1 action item identified project in 2019 Phase 1- Facilities Condition Assessment. The City contracted with Bailey Edwards Architecture to perform a full analysis of City facilities. These items were identified as year 1 objectives.

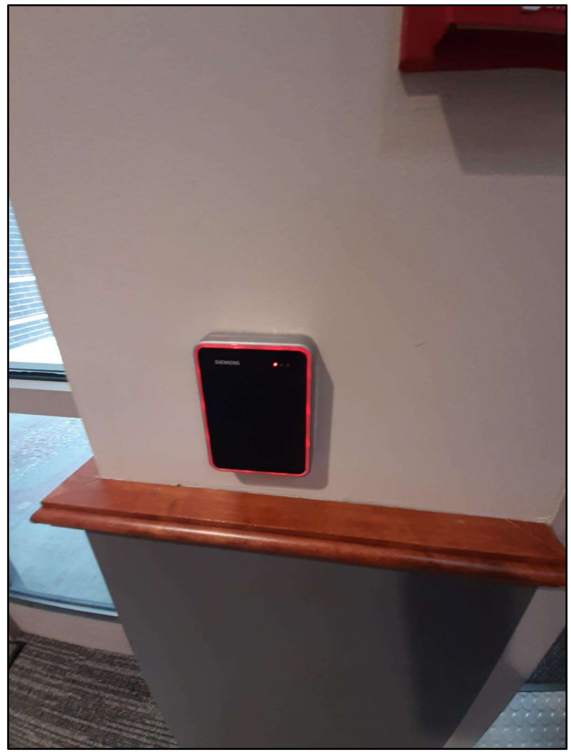
Timeline
Construction FY26-FY27.

Changes from Previous CIP
Project planning on-going.

Facilities Security Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-SECURITY	200 CR&I	90,000	50,000	-	-	-	-





Description
Install card readers linked with door controllers to restrict access. This system allows for greater flexibility and control over who can access the facility, as well as monitor who has entered the facility. Estimated cost based on 50 doors.

Location
All City facilities.

Purpose and Need
Priority 1 action item identified project in 2019 Phase 1- Facilities Condition Assessment. Key Finding #4 from 2020 Phase II- Space and Programming Needs Assessment: Limited delineation between public and private space affects both employee and citizen experience.

Timeline
Construction at Public Works Campus FY27.

Changes from Previous CIP
Cameras installed at City Hall and being installed at new fire substations FY26.

City-Wide Storage Facility

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-STORAGE	200 CR&I	-	40,286	-	-	-	-

Description
A facility with dedicated space for multiple City departments that will act as a centralized, organized space for storage of vehicle fleets, trailers, and related equipment. Also incorporated in the concept is an area for long-term document and file storage. This facility will be secured with restricted access.

Location
610 Glover Ave.

Purpose and Need
Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage causes the work environment to feel crowded. This will allow for the repurposing of the existing storage facility (704 Glover) for City Fleet maintenance.

Timeline
Outfitting Facility FY27.

Changes from Previous CIP
Outfitting the facility is ongoing.

Rooftop Solar Arrays

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40817 – ROOFTOP SOLAR ARRAYS	200 CR&I	-	174,000	-	150,000	-	-

Description
Install rooftop solar arrays on recently constructed or rehabilitated City Facilities.

Location
City-Wide Storage Facility (610 Glover Ave.), Fire Station #2 (1501 E. Mumford Dr.), Fire Station #3 (1205 W. Bradley Ave.), Public Works Building (706 Glover Ave.), Future Fleet Facility (704 Glover Ave.).

Purpose and Need
Renewable solar energy for City Facilities. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline
Installation after facility in service for at least one year. Fire Stations #2 & #3 FY27. Public Works Campus FY29.

Changes from Previous CIP
City-Wide Storage Facility, 610 Glover, solar installed and operational.

Fire Stations #2 and #3

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40805-CONST-DCEO - FIRE STATION #2	200 CR&I	425,737	-	-	-	-	-
40806-CONST-DCEO – FIRE STATION #3	200 CR&I	425,737	-	-	-	-	-
40805 – FIRE STATION #2 CONSTR & BOND	200 CR&I	1,721,651	-	-	-	-	-
40806 – FIRE STATION #3 CONSTR & BOND	200 CR&I	1,715,455	-	-	-	-	-
40818 – FIRE STATION #3 DEMO	200 CR&I	-	100,000	-	-	-	-
	TOTAL	4,288,580	100,000	0	0	0	0

Description
For both Fire Stations #2 and #3, new stations to be constructed at locations nearby the existing stations.

Location
Fire Station #2: 2103 Philo Rd. (exist.), 1501 E. Mumford Dr. (new).
Fire Station #3: 1407 N. Lincoln Ave. (exist.), 1205 W. Bradley Ave. (new)

Purpose and Need
For both Fire Stations #2 and #3: Identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor (Fire Station #3 was trending to a recommendation of divestment). Key Finding #3 from 2020 Phase II- Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline
Studies & Plans FY23-FY24, Construction FY24-FY26. Demolition of old Station #3 FY27.

Changes from Previous CIP
Demolition of old Fire Station #3 delayed to FY27.

Central TIF Demolition

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
50518 – CENTRAL TIF DEMOLITION	344 CENT TIF	689,006	700,000	3,000,000	-	-	-

Description
Demolition of existing buildings and site improvements. Environmental site assessment and remediation, as needed. Adjustment or relocation of utilities, as needed.

Location
Selected properties within the Central Tax Increment Financing (TIF) District: Former USD #116 Adult Education Center (211 N. Race St) and Urbana Civic Center (108 E. Water St.)

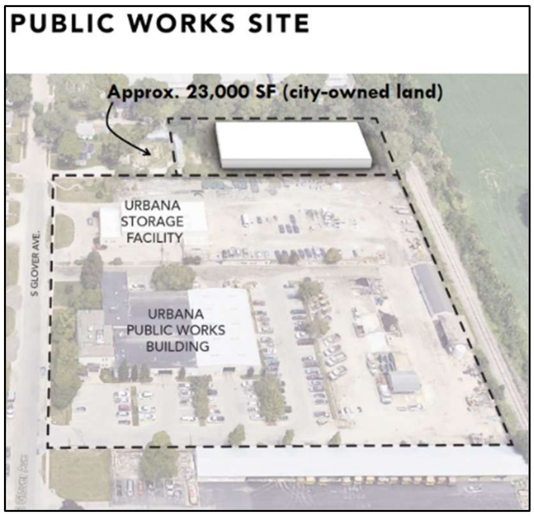
Purpose and Need
Prepare properties to sell to developers for redevelopment, with a preference for housing developments. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 4.1.C.

Timeline
Urbana Civic Center 108 E. Water St. FY27.

Changes from Previous CIP
Former USD #116 Adult Education Center (211 N. Race St) building demolished.

Public Works Campus

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-CONST-PUBWORKS	200 CR&I	602,621	-	-	-	-	-
40807-CONST-PUBWORKS	200 CR&I	6,500,000	500,000				
50310 - ELEC VEHICLE FLEET	AMEREN DESIGN	37,200	-	-	-	-	-
	DCEO CONST	210,000	-	-	-	-	-
	TOTAL	639,600	500,000	0	0	0	0



Description
Relocate Arbor Division from existing facility to the Public Works Campus on Glover Avenue. Renovation of existing storage facility to become Fleet Facility. Renovation of Public Works Building to meet updated workplace standards. Site improvements, such as accessibility and traffic flow, roof replacements, secure access, parking lot improvements, lighting, green stormwater management, EV & solar panel readiness.

Location
Public Works Building (706 Glover Ave.) and Future Fleet Facility (704 Glover Ave.).

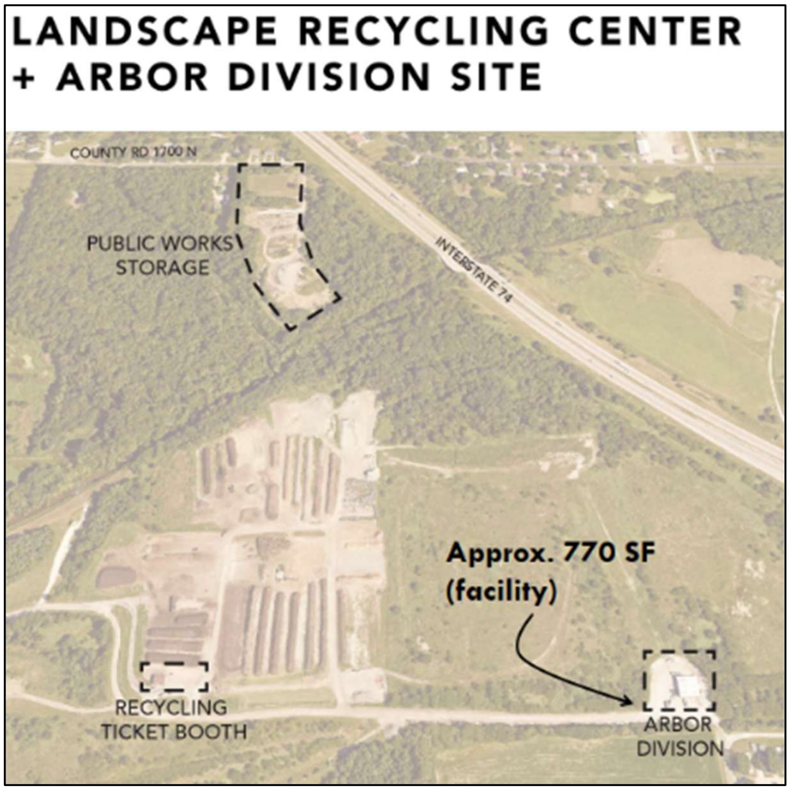
Purpose and Need
The existing Arbor Division shop was identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor. All existing facilities listed above had Key Finding #3 from 2020 Phase II Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale; and Key Finding #2 from 2020 Phase II- Space and Programming Needs Assessment: Current facilities hinder collaboration efforts. The Public Works Building had Key Finding #5 from 2020 Phase II- Space and Programming Needs Assessment: Poorly maintained storage crowds the work environment; and Key Finding #1 from 2020 Phase II- Space and Programming Needs Assessment: Distractions detract from time spent on defined responsibilities. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline
Studies & Plans FY26
Construction Phase I FY27

Changes from Previous CIP
Estimated construction costs resulted in two phases. Phase I- Under contract. Phase II- Deferred until funding identified.

Landscape Recycling Center Facility Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40811 - LRC FACILITY IMPROVEMENTS	200 CR&I	-	400,000	-	-	-	-



Description
Relocate Arbor Division from existing facility to the Public Works Campus on Glover Avenue. Existing Arbor Division Facility will be rehabilitated for Landscape Recycling Center staff and equipment to remain on site.

Location
901 N. Smith Rd.

Purpose and Need
The existing Arbor Division shop was identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor. This facility had Key Finding #3 from 2020 Phase II Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale; and Key Finding #2 from 2020 Phase II-Space and Programming Needs Assessment: Current facilities hinder collaboration efforts. Aligns with Mayor & City Council Strategic Goals for 2024-2025, Action Item 3.3.A.

Timeline
Plans and Construction FY27.

Changes from Previous CIP
Delayed plans and construction one year.

Salt Storage Shed

PROJECT	FUND	FY26 Projected	FY26 Allocated	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated
40187 - SALT STORAGE FACILITY	200 CR&I	120,000	-	-	-	-	-

Description
Construct a salt storage shed on Public Works Campus.

Location
706 Glover Ave.

Purpose and Need
The City of Urbana has a limited stockpile of deicing salt. Urbana primarily shares a stockpile with Champaign County Highway Department and Urbana Township. Urbana Public Works desires to have an independent stockpile of deicing salt.

Timeline
Plans and Construction FY26.

Changes from Previous CIP
None

Parking Sign Maintenance

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40702 - PARKING SIGN MAINTENANCE	500 PARK	-	70,000	-	-	-	-

Description
Maintenance of and repairs to parking wayfinding signs following a condition assessment.

Location
[City-owned parking lots](#).

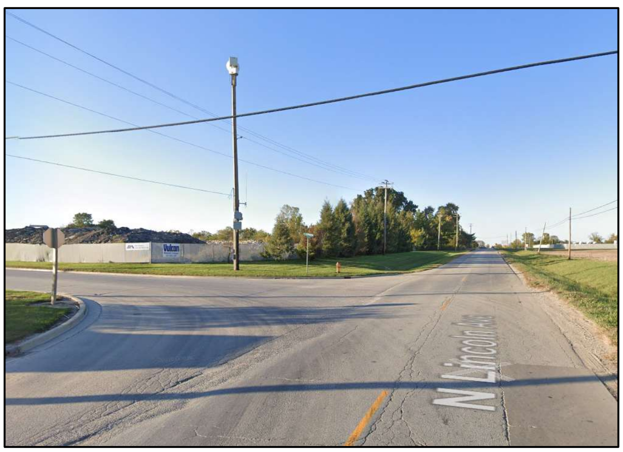
Purpose and Need
Parking wayfinding signs were installed in 2012. Maintenance is required by condition to maintain functionality.

Timeline
Studies and Construction FY26.

Changes from Previous CIP
Project budget reduced.

Warning Siren Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	F30 Allocated	FY31 Allocated
40146 - WARNING SIREN REPAIRS	200 CR&I	-	50,000	-	-	-	-



Description
Maintenance of and repairs to warning sirens following a condition assessment.

Location
Fourteen (14) locations City-wide.

Purpose and Need
A condition assessment was completed in 2022 of the City's warning sirens. All locations have some level of maintenance or repairs recommended to maintain functionality.

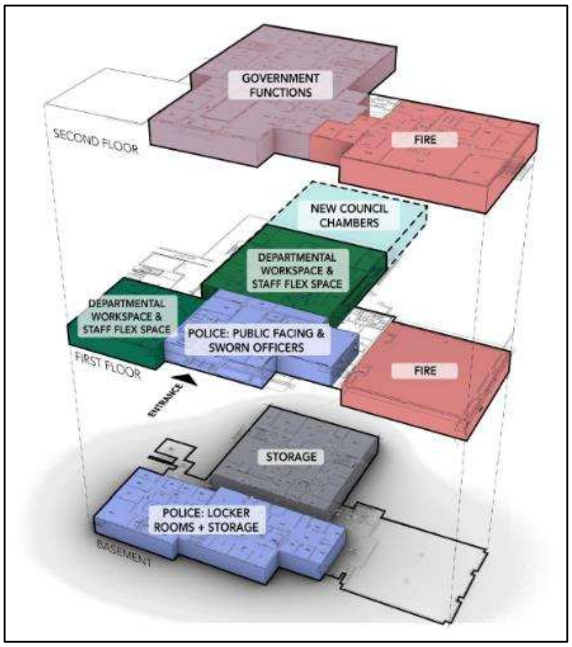
Timeline
Plans and Construction FY27.

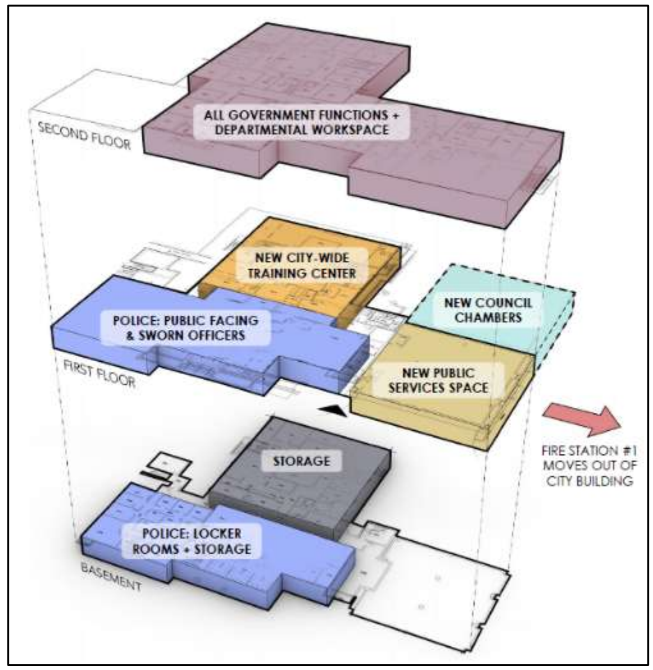
Changes from Previous CIP
Delayed plans and construction one year

Capital Projects (FY27 Studies & Plans)

City Hall Renovation

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40800-CITY HALL	200 CR&I	-	200,000	-	-	-	-





Description
Major renovations within City Hall will reprogram entire space and enable most staff workspaces to be on floors 1-2, storage spaces will be relocated to the basement, departments will be co-located between 2 floors with less subdivided spaces. Project considers a new building addition to accommodate new public service and City Council chambers space built adjacent to the existing Council Chambers space. As an alternative, Fire Station #1 potentially relocates out of City Hall to a new location to be determined. In this alternative, a new addition to the City Hall could be added to the east (rear) of current Fire Station #1 structure. In this scenario, City Council Chambers could relocate into new addition space, and space formerly occupied by Council Chambers could be renovated into a city-wide training and support space.

Location
400 S. Vine St.

Purpose and Need
Recommendation in alignment with Key Findings #1-#5 from 2020 Phase II- Space and Programming Needs Assessment. Evaluate and further develop programming from Facilities Master Plan, accounting for relevant changes in the past 5 years.

Timeline
Programming Study FY27 and short-term renovations.

Changes from Previous CIP
Delayed programming study by one year.

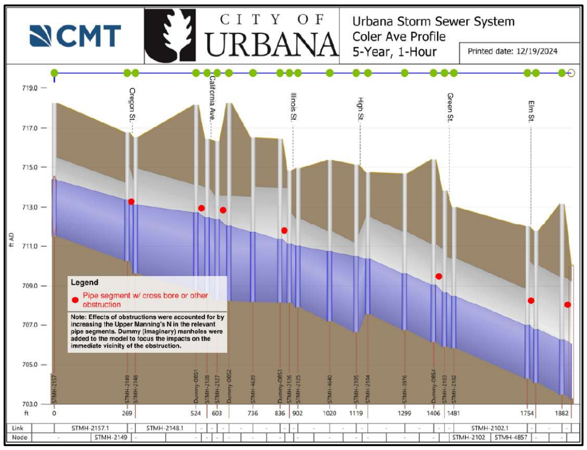
Section 5: Sewer Systems

Table of Contents

Operations

Sewer and Floodplain Modeling

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40412 - STORMWATER MANAGEMENT PLANNING	201 SWUF	130,000	50,000	-	-	-	-
40514 - SANITARY PLANNING AND GIS	204 SAN	-	20,000	-	-	-	-
	TOTAL	130,000	70,000	0	0	0	0



Description
Analytical modeling of flow events for sanitary sewer, storm sewer, and floodplains.

Location
Sewer modeling: 142.9 miles of storm sewer mains and 102.4 miles of sanitary sewer mains City-wide. Floodplain modeling: Boneyard Creek (Wright to University).

Purpose and Need
The City currently lacks an accurate understanding of the theoretical demands on and capacity of its sewer systems on a network level. An accurate model of the sewer system could identify parts of the network with insufficient capacity for current demands or could estimate the available capacity for new demands (associated with new development, for example).
In recent years, the City of Champaign completed a substantial amount of flood control improvements along Boneyard Creek, upstream of Urbana. An analytical model of Boneyard Creek through Urbana would be used to update the Federal Emergency Management Agency (FEMA) floodplain limits to reflect these improvements. The revised floodplain limits are expected to be smaller than the current map. This could reduce the amount of land in Urbana that is subject to floodplain regulations and thereby increase land value.

Timeline
Sewer modeling and floodplain modeling FY26-FY27.

Changes from Previous CIP
Added allocation for floodplain modeling.

Maintenance Programs

Miscellaneous Sewer Repairs

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40400 - STORMWATER SEWER MISC. REPAIRS	201 SWUF	428,563	445,706	463,534	482,075	501,358	521,413
40500 - SANITARY SEWER MISC. REPAIRS	204 SAN	357,002	270,300	275,706	281,220	286,845	292,581
	TOTAL	785,565	716,006	739,240	763,295	788,203	813,994

Description
Unplanned repairs of storm and sanitary infrastructure.

Location
Various locations in the sewer system owned by City of Urbana.

Purpose and Need
Response to structural failures of pipes or structures, operational failures such as obstructions or severe root intrusion, localized flooding, and other urgent or emergency needs.

Timeline
Annual allocation.

Changes from Previous CIP
Increased allocation for storm sewer repairs.

Sewer Cleaning and Televising

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40402 - STORM SEWER CLEANING & TELEVISING	201 SWUF	1,000,000	1,040,000	1,081,600	1,124,864	1,169,859	1,216,653

Description
For storm sewer mains and sanitary sewer collectors, clean sediment, roots, and debris from pipes; and inspect condition of pipes with closed circuit television (CCTV) equipment.

Location
142.9 miles of storm sewer mains and 102.4 miles of sanitary sewer mains City-wide, organized into 11 maintenance zones.

Purpose and Need
Cleaning for regular maintenance of sewer lines, and condition inspection of pipes for asset management, capital improvement planning, and identification of unplanned repairs. Systematic cleaning and televising to supplement the cleaning and televising by City staff.

Timeline
Storm (contract): Zone 6 in FY27, 1+3 in FY28, 5+9 in FY29, 2+20 in FY30, and 7+8 in FY31.

Changes from Previous CIP
Removed sanitary sewer contract work. Removed TIF 4 sewer cleaning & TV.
Start a typical 10-year-cycle allocation after FY31.

Boneyard Creek Maintenance

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40405 - BONEYARD CREEK MAINTENANCE	201 SWUF	41,645	42,478	43,328	44,194	45,078	45,980
	CHAMP IGA	41,645	42,478	43,328	44,194	45,078	45,980
	344 CENT. TIF	80,000	65,000	65,000	65,000	65,000	65,000
	TOTAL	163,290	149,956	151,656	153,388	155,156	156,960

Description
Maintenance of the Boneyard Creek channel, including diversion and retention structures.

Location
The limits of Boneyard Creek maintained by the City of Urbana, from Gregory St. to the Saline Branch.

Purpose and Need
By various intergovernmental agreements, City of Urbana is responsible for Boneyard Creek channel maintenance to improve or maintain proper conveyance of flow. City of Champaign will reimburse Urbana for eligible expenses according to terms of the agreements.

Timeline
Annual maintenance program.

Changes from Previous CIP
None.

Capital Projects (FY27 Construction)

Sewer Lining

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40418 - STORM SEWER LINING	201 SWUF	-	660,000	389,376	404,951	421,149	437,995
40511 - SANITARY SEWER LINING	204 SAN	79,463	525,200	270,300	275,706	281,220	286,845
	TOTAL	79,463	1,185,200	659,676	680,657	702,369	724,840

Description
Cured in place pipe (CIPP) lining of existing storm sewer mains and sanitary sewer collectors.

Location
142.9 miles of storm sewer mains and 102.4 miles of sanitary sewer mains City-wide.

Purpose and Need
Rehabilitation of pipe segments that are candidates for lining and which were identified through cleaning and televising inspections. Most pipes will be lined once in their service life. In order to line all sewers over a 50-year period, the annual allocation for lining would have to be $1.4 million for storm and $970,000 for sanitary.

Timeline
Annual rehabilitation program.
FY26 lining contract delayed due to new sewer data integration.

Changes from Previous CIP
Moderate increase in annual allocation for both storm and sanitary sewer lining. Major increase in storm sewer lining allocation after FY31 once the cleaning and televising allocation is reduced to a typical 10-year cycle.

Capital Projects (FY27 Studies & Plans)

Storm Sewer Abandonment Program

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40419 - STORM SEWER ABANDONMENT STUDY	201 SWUF	-	50,591	-	-	-	-

Description
Feasibility study for existing storm sewers located in backyard utility easements.

Location
Neighborhood with existing storm sewers in backyard utility easements, generally bounded by Florida Ave. to the south, Race St. to the east, Carle Park to the north, and Orchard St. to the west.

Purpose and Need
Existing backyard sewers may have originally been combined sewers (for storm and sanitary flow). Feasibility study to determine what purpose these sewers serve today and what improvements would be required to abandon the existing sewers. Private improvements at ground level on the backyard utility easements make access very difficult for maintenance or repair to these sewers.

Timeline
Study FY23-FY25. Implementation Plan FY27.

Changes from Previous CIP
Implementation plan delayed one year to FY27.

Boneyard Creek Crossing Improvements

PROJECT	FUND	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	201 SWUF	121,811	400,000	-	-	-	-
40169 - BONEYARD CREEK LIGHTING	344 CENT. TIF	187,380	-	-	-	-	-
	TOTAL	309,191	400,000	0	0	0	0

Description
Design of a sedimentation basin upstream of Boneyard Creek Crossing to improve water quality and reduce maintenance needs.

Location
City-owned property adjacent to the Boneyard Creek at intersection of Wood St. and Locust St.

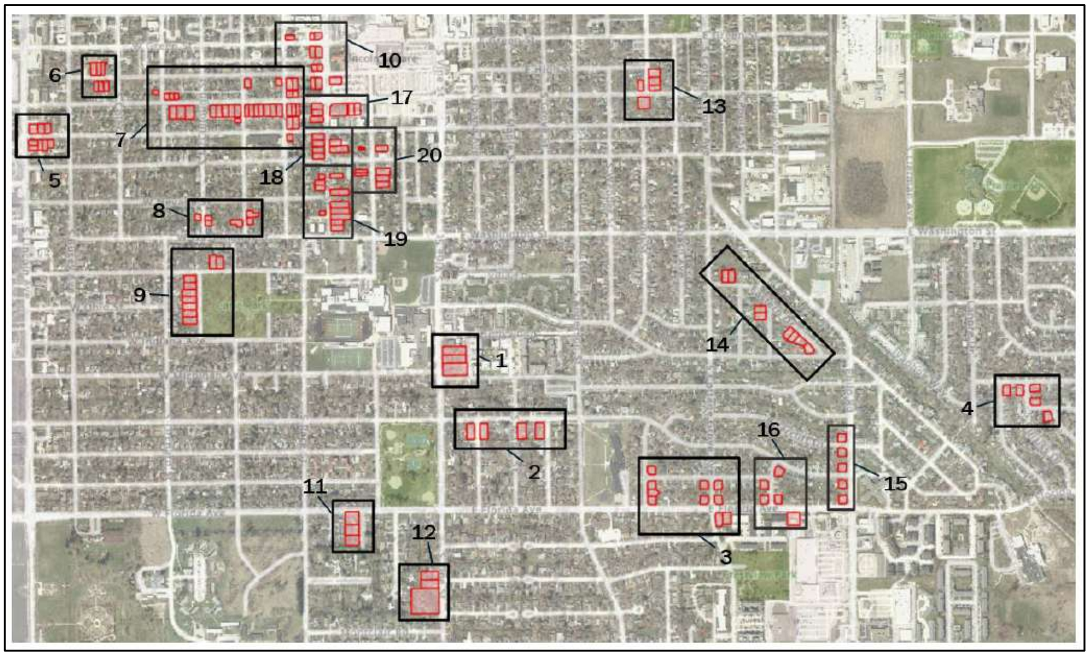
Purpose and Need
The addition of a sedimentation basin will improve water quality and reduce the deposition of solids at the Boneyard Creek Crossing during high-flow events. Design

Timeline
Design in FY27.
Construction after FY27, dependent on funding.

Changes from Previous CIP
New project.

Capital Projects Backlog (Not in CIP)

Public Sanitary Sewer Service Gaps



Description
Studies and improvements to fill in service gaps in the public sanitary sewer system. Solutions may include construction of new public sanitary sewer or conversion of an existing private sewer to City ownership and public use.

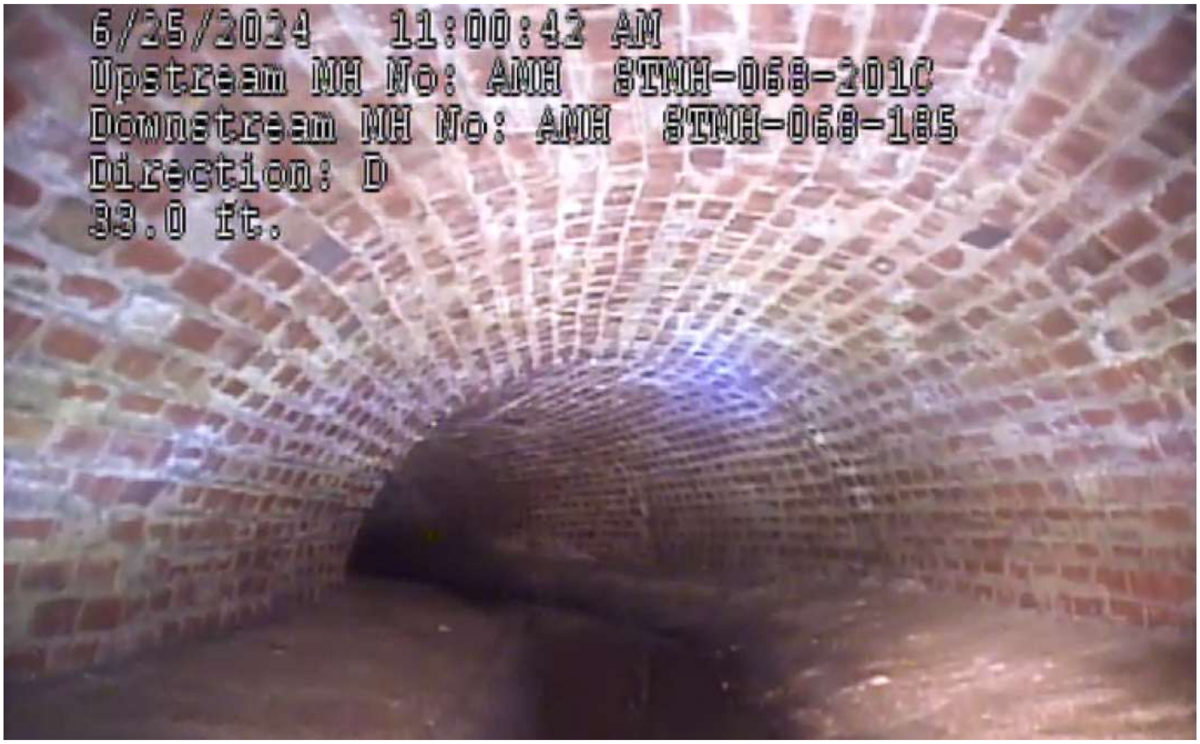
Location
Locations within the City of Urbana where a public sanitary sewer is not within a reasonable distance from the property.

Purpose and Need
Some properties in the City of Urbana are connected to the sanitary sewer system by privately-owned sewer laterals that serve multiple properties, while some properties have private sewage disposal (a septic system). Sewer laterals shared by multiple properties are not allowed for new construction or reconstruction. When private sewer laterals serve multiple properties, there is typically no written easement or agreement to establish the rights and responsibilities of the property owners, and this can result in private disputes when the shared sewer lateral is clogged or damaged. Private sewage disposal is not allowed when a public sanitary sewer is within a reasonable distance from the property, as defined by City Code.

Timeline
Study FY24-FY25 to identify public sanitary sewer gaps throughout the City and propose feasible solutions.

Changes from Previous CIP
Study completed in FY25. Implementation moved to backlog pending funding.

Coler Avenue Brick Arch Storm Sewer



Description
Feasibility study for existing, large diameter brick arch storm sewer.

Location
Sewer line from Carle Park to Boneyard Creek, generally along Coler Ave. Sewer line is located under or adjacent to private buildings.

Purpose and Need
Public sewer lines located under or adjacent to private buildings present a risk for high maintenance costs or property damage that the City seeks to mitigate by relocating the existing sewers.

Timeline
Coler Ave. Study FY24 and FY25.

Changes from Previous CIP
Project moved to backlog, pending development of an implementation plan.

200 - CAPITAL REPLACMT & IMPROV FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	ARPA TRANSFER	300,000	-	-	-	-	-
40401 - BRIDGE MAINTENANCE PROJECTS	CITY OF CHAMPAIGN	30,000	-	-	-	-	-
40800 - CITY FACILITY IMPROVEMENT	ENERGY CREDITS / REBATES	100,000	-	-	-	-	-
40805 - FIRE STATION #2 CONSTR	DCEO GRANT - FIRE STATION #2	425,737	-	-	-	-	-
40806 - FIRE STATION #3 CONSTR	DCEO GRANT - FIRE STATION #3	425,737	-	-	-	-	-
50310 - ELEC VEHICLE FLEET	DCEO GRANT	210,000	-	-	-	-	-
	AMEREN INCENTIVE PROGRAM	37,200	-	-	-	-	-
49200 - FUND 200 - CIP	INTEREST INCOME	252,594	260,172	267,977	276,016	284,297	292,826
	TRANSFERS FROM GENERAL FUND	5,442,981	1,608,695	1,001,061	1,026,088	1,051,740	1,078,033
	TOTAL REVENUE	**7,224,249**	**1,868,867**	**1,269,038**	**1,302,104**	**1,336,037**	**1,370,859**

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
OPERATIONS							
40112 - PAVEMENT MANAGEMENT	PAVEMENT MANAGEMENT SYSTEM	-	-	-	-	-	-
	PAVEMENT EVALUATIONS	36,643	-	-	-	-	-
40513 - CARLE SANITARY SEWER	PLANNING & CONSTRUCTION	54,000	146,000	-	-	-	-
40818 - FIRE STATION #3 DEMO		-	100,000	-	-	-	-
MAINTENANCE PROGRAMS							
40101 - SIDEWALK MAINTENANCE	SIDEWALK MAINTENANCE	61,587	-	-	-	-	-
40401 - BRIDGE MAINTENANCE PROJECTS	BRIDGE MAINTENANCE	78,900	-	-	-	-	-
40604 - ANNUAL SIGNAL CR&I	PLANNING & CONSTRUCTION	218,488	-	-	-	-	-
	TOTAL O&M EXPENSE	**449,618**	**246,000**	**-**	**-**	**-**	**-**

200 - CAPITAL REPLACMT & IMPROV FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
	TOTAL REVENUE (PAGE 1)	7,224,249	1,868,867	1,269,038	1,302,104	1,336,037	1,370,859
	TOTAL O&M EXPENSE (PAGE 1)	449,618	246,000	-	-	-	-
CAPITAL PROJECTS							
40121 - UNIVERSITY: WRIGHT - MAPLE	UNIVERSITY AVE CONSTRUCTION	97,896	-	-	-	-	-
40146 - WARNING SIREN REPAIRS		-	50,000	-	-	-	-
40162 - EQUITY AND QUALITY OF LIFE PROJECTS	EQL CONSTRUCTION	1,083,534	50,000	-	-	-	-
ARP - EQL ARPA PROJECT	EQL SIDEWALK CONSTRUCTION	300,000	-	-	-	-	-
40172 - COUNTRY CLUB & PERKINS	PLANNING & CONSTRUCTION	431,010	-	-	-	-	-
40187 - SALT STORAGE FACILITY		120,000	-	-	-	-	-
40800 - CITY FACILITY IMPROVEMENT	STORAGE BUILDING	-	40,286	-	-	-	-
	SECURITY ENHANCEMENTS	90,000	50,000	-	-	-	-
	ADA ENHANCEMENTS	20,779	22,301	-	-	-	-
	PUBLIC WORKS CAMPUS IMP	602,621		-	-	-	-
	CITY HALL RENOVATIONS	-	200,000	-	-	-	-
	GENERAL FACILITIES REHAB	175,690	180,785	185,737	190,732	195,755	200,729
40805 - FIRE STATION #2 CONSTR	CONSTRUCTION	2,147,388	-	-	-	-	-
40806 - FIRE STATION #3 CONSTR	CONSTRUCTION	2,141,192	-	-	-	-	-
40807 - PUBLIC WORKS CAMPUS REHAB		6,500,000	500,000	-	-	-	-
40811 - LRC FACILITY IMPROVEMENTS		-	400,000	-	-	-	-
40817 - ROOFTOP SOLAR ARRAYS	CONSTRUCTION	-	174,000	-	150,000	-	-
40820 - COMMUNITY ENGAGE. FACILITY	OUTFITTING	-	45,000	-	-	-	-
50310 - ELEC VEHICLE FLEET		228,600	-	-	-	-	-
59365 - TRANSFER TO DEBT SERVICE FUND	TRANSFER TO DEBT SERVICE FUND	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	TOTAL PROJECT EXPENSE	15,038,709	2,812,372	1,285,737	1,440,732	1,295,755	1,300,729
	TOTAL EXPENSE	15,488,327	3,058,372	1,285,737	1,440,732	1,295,755	1,300,729
	Net Revenue / (Expense)	(8,264,078)	(1,189,505)	(16,699)	(138,628)	40,281	70,130
	Beginning Fund Balance	9,851,647	1,587,569	398,064	381,365	242,737	283,018
	Ending Fund Balance	1,587,569	398,064	381,365	242,737	283,018	353,148

201 - STORMWATER UTILITY FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
49201 - FUND 201 - CIP	STORMWATER UTILITY FEE	2,626,496	2,692,158	2,826,766	2,826,766	2,826,766	2,826,766
	INTEREST REVENUE	101,000	104,030	107,151	110,365	113,676	117,087
	BONEYARD CREEK MAINT REIMB	41,645	42,478	43,328	44,194	45,078	45,980
	TOTAL REVENUE	**2,769,141**	**2,838,666**	**2,977,245**	**2,981,326**	**2,985,521**	**2,989,833**
OPERATIONS							
40404 - STREAM AND RAIN GAUGE MONITORING	STREAM AND RAIN GAUGE MONITOR.	20,858	31,380	21,915	22,463	23,024	23,600
40406 - MOSQUITO SURVELLIANCE/ABATEMENT	MOSQUITO PROGRAM	29,949	30,698	31,465	32,252	33,058	33,885
40407 - DRAINAGE DISTRICT PAYMENTS	DRAINAGE DISTRICT PAYMENTS	15,260	16,682	17,099	17,527	17,965	18,414
40408 - MS4 NPDES PERMIT FEE	MS4 NPDES PERMIT FEE	1,000	1,000	1,000	1,000	1,000	1,000
40409 - PUBLIC EDUCATION & OUTREACH	STORMWATER PUBLIC EDU OUTREACH	2,500	2,500	2,500	2,500	2,500	2,500
40410 - STORMWATER INCENTIVE PROGRAM	STORMWATER INCENTIVE PROGRAM	5,000	5,000	5,000	5,000	5,000	5,000
40411 - HAZARD. SUMP PUMP DISCH. ABATEMENT	HAZARDOUS SUMP PUMP	10,000	10,000	10,000	10,000	10,000	10,000
40412 - STORMWATER MANAGEMENT PLANNING	STORMWATER MANAGEMENT PLANNING	130,000	50,000	-	-	-	-
40413 - SUF BILLING COSTS	SUF BILLING COSTS	78,795	80,765	84,803	84,803	84,803	84,803
40421 - SWUF ERU MAPPING		-	10,000	10,000	10,000	10,000	10,000
40419 - STORM SEWER ABANDONMENT STUDY	STORM SEWER ABANDONMENT STUDY	-	50,591	-	-	-	-
49201 - FUND 201 - CIP	MISC EXPENSES	19,500	22,250	22,806	23,376	23,961	24,560
	TRANSFER TO GENERAL FUND	814,535	910,200	946,608	984,472	1,023,851	1,064,805
	TRANSFER TO VERF	86,156	90,464	94,987	99,736	104,723	109,959
MAINTENANCE PROGRAMS							
40400 - STORMWATER SEWER MISC. REPAIRS	STORMWATER IMPROVEMENTS	428,563	445,706	463,534	482,075	501,358	521,413
40402 - STORM SEWER CLEANING & TELEVISING	STORM CLEANING & TELEVISING	1,000,000	1,040,000	1,081,600	1,124,864	1,169,859	1,216,653
40405 - BONEYARD CREEK MAINTENANCE	BONEYARD CREEK MAINTENANCE	41,645	42,478	43,328	44,194	45,078	45,980
CAPITAL PROJECTS							
40414 - BONEYARD CREEK CROSSING IMPROVEMENT	PLANNING & CONSTRUCTION	121,811	400,000	-	-	-	-
40418 - STORM SEWER LINING	STORM SEWER LINING	-	660,000	389,376	404,951	421,149	437,995
	TOTAL EXPENSE	**2,805,572**	**3,899,713**	**3,226,021**	**3,349,214**	**3,477,329**	**3,610,566**
	Net Revenue / (Expense)	**(36,431)**	**(1,061,047)**	**(248,776)**	**(367,888)**	**(491,809)**	**(620,733)**
	Beginning Fund Balance	**2,171,529**	**2,135,098**	**1,074,052**	**825,275**	**457,388**	**(34,421)**
	Ending Fund Balance	**2,135,098**	**1,074,052**	**825,275**	**457,388**	**(34,421)**	**(655,155)**

202 - LOCAL MOTOR FUEL TAX FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
40141 - TRAFFIC SIGNAL MAINTENANCE	STATE REIMB. - LT & SIGN	15,000	15,000	15,000	15,000	15,000	15,000
40188 - UNIVERSITY AVE SIDEWALK (EAST OF MAPLE ST)	PROPERTY OWNER REIMB.	-	750,000	-	-	-	-
49290 - OTHER REIMBURSEMENTS	INSURANCE CLAIMS	35,593	-	-	-	-	-
40606 - AMEREN REBATE PROGRAM	REBATE REVENUE	-	30,000	30,000	30,000	30,000	30,000
49202 - FUND 202 - CIP	LOCAL MFT	1,136,556	1,461,368	1,690,763	1,741,486	1,793,730	1,847,542
	INVESTMENT INCOME	118,000	121,540	125,186	128,942	132,810	136,794
	TOTAL REVENUE	**1,305,149**	**2,377,908**	**1,860,949**	**1,915,428**	**1,971,540**	**2,029,337**
OPERATIONS							
40112 - PAVEMENT MANAGEMENT	PAVEMENT MANAGEMENT SYSTEM	19,600	20,000	20,000	20,000	200,000	20,000
	PAVEMENT EVALUATIONS	25,400	-	25,000	-	25,000	-
40120 - MISC. TRAFFIC STUDIES	MISC TRAFFIC STUDIES PLANNING	5,500	20,000	20,000	20,000	20,000	20,000
40171 - BRIDGE INSPECTIONS		-	30,000	-	30,000	-	30,000
40181 - MISC. MATERIAL TESTING	MISC. MATERIAL TESTING	15,000	15,000	15,000	15,000	15,000	15,000
MAINTENANCE PROGRAMS							
40101 - SIDEWALK MAINTENANCE	SIDEWALK MAINTENANCE	125,000	125,000	125,000	125,000	125,000	125,000
40108 - ANNUAL STREET PATCHING	LMFT ANNUAL STREET MAINTENANCE	200,000	300,000	300,000	300,000	300,000	300,000
40113 - BIKE LANES & SIDEPATHS	CONSTRUCTION	20,823	23,073	23,696	24,337	24,974	25,606
40114 - OIL & CHIP, SEAL, PRESERVATION	LMFT O&C, SEAL, PRESERVATION	899,485	800,000	600,000	600,000	600,000	600,000
40159 - ANNUAL JOINT SEAL AND CRACK PROGRAM	JOINT SEAL AND CRACK PROGRAM	200,000	40,000	40,000	40,000	40,000	40,000
40160 - ANNUAL PAVEMENT MARKING PROGRAM	PAVEMENT MARKING	29,000	30,000	30,000	30,000	30,000	30,000
40401 - BRIDGE MAINTENANCE PROJECTS	BRIDGE MAINTENANCE	-	50,000	-	20,000	-	-
40604 - ANNUAL SIGNAL CR&I	PLANNING & CONSTRUCTION	175,000	135,593	100,000	100,000	100,000	100,000
40608 - ELECTRICAL MISC. REPAIRS	CONSTRUCTION	96,150	75,000	75,000	75,000	75,000	75,000
CAPITAL PROJECTS							
40132 - WRIGHT ST: CHURCH TO COLUMBIA	PLANNING & CONSTRUCTION	135,500	-	-	-	-	-
40165 - COUNTRY CLUB RD: SALINE BR TO BROADWAY	PLANNING & CONSTRUCTION	-	325,000	-	-	-	-
40184 - HMA OVERLAY & RESURFACE	HMA OVERLAY & RESURFACE	157,158	1,100,000	1,000,000	500,000	500,000	500,000
40188 - UNIVERSITY AVE SIDEWALK (EAST OF MAPLE ST)	PLANNING & CONSTRUCTION	-	750,000	-	-	-	-
40606 - ANNUAL STREET LIGHTING CR&I	PLANNING	41,530	430,000	60,000	360,000	60,000	370,000
	TOTAL EXPENSE	**2,145,146**	**4,268,666**	**2,433,696**	**2,259,337**	**2,114,974**	**2,250,606**
	Net Revenue / (Expense)	**(839,997)**	**(1,890,758)**	**(572,747)**	**(343,909)**	**(143,433)**	**(221,269)**
	Beginning Fund Balance	**3,771,041**	**2,931,043**	**1,040,285**	**467,538**	**123,629**	**(19,805)**
	Ending Fund Balance	**2,931,043**	**1,040,285**	**467,538**	**123,629**	**(19,805)**	**(241,073)**

203 - MOTOR FUEL TAX FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
40124 - LINCOLN: WASCHER - KILLARNEY	STBG/STPU CUUATS	122,500	650,000	-	-	-	-
	STBG/STPU CUUATS **(NOTE 1)**	-	-	5,200,000	-	-	-
	SS4A GRANT	81,152	-	-	-	-	-
40129 - BAKERS LANE MULTI-USE PATH	ITEP	1,037,450	-	-	-	-	-
	REBUILD	259,430	-	-	-	-	-
40135 - FLORIDA: WRIGHT - HILLCREST	STBG/STPU CUUATS	182,715	1,030,548	-	-	-	-
	RAISE GRANT **(NOTE 2)**	-	-	9,950,930	-	-	-
	TRANSPORTATION PROJECT FUNDING **(NOTE 2)**	-	-	500,000	-	-	-
40137 - FLORIDA MULTI-USE PATH	ITEP	-	-	729,050	-	-	-
	REBUILD	-	-	242,320	-	-	-
	LOCAL PROJ FUND	-	-	757,894	-	-	-
40149 - LINCOLN: GREEN - FLORIDA	STBG/STPU CUUATS **(NOTE 1)**	-	-	-	-	-	4,160,000
	COMMUNITY PROJ FUNDING **(NOTE 1)**	-	-	810,000	-	-	-
49203 - FUND 203 - CIP	STATE MFT ALLOTMENT	960,406	974,812	989,434	1,004,276	1,018,574	1,033,306
	STATE MFT TRF	842,461	855,098	867,925	880,944	893,486	906,409
	2.5% INTEREST REVENUE	161,000	165,830	170,805	175,929	181,207	186,643
	TOTAL REVENUE	**3,647,114**	**3,676,288**	**20,218,358**	**2,061,148**	**2,093,268**	**6,286,358**
CAPITAL PROJECTS							
40124 - LINCOLN: WASCHER - KILLARNEY	PLANNING & CONSTRUCTION	273,433	813,000	6,500,000	-	-	-
40129 - BAKERS LANE MULTI-USE PATH	PLANNING & CONSTRUCTION	2,065,975	-	-	-	-	-
40133 - PHILO & COLORADO	PLANNING & CONSTRUCTION	1,547,630	-	-	-	-	-
40134 - SPRINGFIELD: WRIGHT TO MCCULL	PLANNING & CONSTRUCTION	2,091,801	-	-	-	-	-
40135 - FLORIDA: WRIGHT - HILLCREST	PLANNING & CONSTRUCTION	2,021,394	-	10,946,000	-	-	-
40137 - FLORIDA MULTI-USE PATH	PLANNING & CONSTRUCTION	14,837	-	1,760,000	-	-	-
40149 - LINCOLN: GREEN - FLORIDA	PLANNING & CONSTRUCTION	-	-	810,000	810,000	3,700,000	5,200,000
40163 - GOODWIN: GREEN - UNIVERSITY	PLANNING	-	-	-	-	-	260,000
40164 - FLORIDA: JAMES CHERRY - CURTISS	PLANNING	-	-	-	-	-	90,000
40167 - BONEYARD CREEK BRIDGE REPAIR	PLANNING & CONSTRUCTION	7,894	280,000	-	-	-	-
40168 - VINE AND ILLINOIS	PLANNING	455,285	-	-	3,050,000	-	-
40186 - VINE: FLORIDA TO WASHINGTON	PLANNING & CONSTRUCTION	-	-	-	-	-	260,000
	TOTAL EXPENSE	**8,478,248**	**1,093,000**	**20,016,000**	**3,860,000**	**3,700,000**	**5,810,000**
	Net Revenue / (Expense)	**(4,831,134)**	**2,583,288**	**202,358**	**(1,798,852)**	**(1,606,732)**	**476,358**
	Beginning Fund Balance	**5,514,979**	**683,845**	**3,267,133**	**3,469,491**	**1,670,640**	**63,907**
	Ending Fund Balance	**683,845**	**3,267,133**	**3,469,491**	**1,670,640**	**63,907**	**540,265**

NOTES:

1.) GRANT FUNDING HAS NOT BEEN AWARDED. PROJECT CONTINGENT ON GRANT FUNDING.

2.) GRANT FUNDING HAS BEEN AWARDED BUT NOT SECURED WITH A GRANT AGREEMENT. PROJECT CONTINGENT ON GRANT FUNDING.

204 - SANITARY SEWER FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
REVENUE							
49204 - FUND 204 - CIP	TRANSFER FROM ARPA	761,942	-	-	-	-	-
	SEWER BENEFIT FEE	1,420,132	1,491,139	1,559,081	1,621,444	1,686,302	1,753,754
	TRANSFER FROM GENERAL FUND	-	400,000	-	-	-	-
	INVESTMENT INCOME	37,888	39,025	40,195	41,401	42,643	43,923
	TOTAL REVENUE	**2,219,962**	**1,930,163**	**1,599,276**	**1,662,845**	**1,728,945**	**1,797,676**
OPERATIONS							
40501 - SANITARY SEWER PRIVATE TO PUBLIC	SAN. SEWER PRIVATE TO PUBLIC	-	25,000	25,000	25,000	25,000	25,000
40503 - SBF BILLING COSTS	SBF BILLING COSTS	52,599	54,124	55,544	57,036	58,519	59,628
40504 - ILLEGAL CONNECTION REIMBURSEMENT	ILLEGAL CONNECTION REIMBURSEME	2,000	4,000	4,000	4,000	4,000	4,000
40505 - SEWER LATERAL REIMBURSEMENT	SEWER LATERAL REIMBURSEMENT	100,000	75,000	75,000	75,000	75,000	75,000
40506 - OVERHEAD SEWER REIMBURSEMENT	OVERHEAD SEWER REIMBURSEMENT	10,500	10,500	10,500	10,500	10,500	10,500
40514 - SANITARY PLANNING AND GIS	GIS PLANNING SANITARY	-	20,000	-	-	-	-
49204 - FUND 204 - CIP	OTHER SERVICES	16,500	18,650	19,116	19,594	20,084	20,586
	TRANSFER TO GENERAL FUND	1,192,284	1,308,468	1,360,807	1,415,239	1,471,849	1,530,722
	TRANSFER TO VERF	4,505	4,730	4,967	5,215	5,476	5,750
MAINTENANCE PROGRAMS							
40500 - SANITARY SEWER MISC. REPAIRS	SANITARY SEWER IMPROVEMENTS	357,002	270,300	275,706	281,220	286,845	292,581
CAPITAL PROJECTS							
40511 - SANITARY SEWER LINING	SANITARY SEWER LINING	79,463	525,200	270,300	275,706	281,220	286,845
ARP - ARPA LATERAL LINING	ARPA LATERAL LINING	762,354	-	-	-	-	-
	TOTAL EXPENSE	**2,577,207**	**2,315,972**	**2,100,940**	**2,168,510**	**2,238,492**	**2,310,612**
	Net Revenue / (Expense)	**(357,245)**	**(385,809)**	**(501,664)**	**(505,665)**	**(509,548)**	**(512,936)**
	Beginning Fund Balance	**991,535**	**634,291**	**248,482**	**(253,183)**	**(758,848)**	**(1,268,395)**
	Ending Fund Balance	**634,291**	**248,482**	**(253,183)**	**(758,848)**	**(1,268,395)**	**(1,781,331)**

331 - COMMUNITY DEV GRANTS FUND PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
MAINTENANCE PROGRAMS							
40170 - CDBG SIDEWALKS	PLANNING & CONSTRUCTION	374,784	100,000	100,000	100,000	100,000	100,000
	TOTAL EXPENSE	**374,784**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**

344 - CENTRAL TIF PLAN

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
OPERATIONS							
50518 - CENTRAL TIF DEMOLITION	CENTRAL TIF DEMOLITION	689,006	700,000	3,000,000	-	-	-
52105 - PARKING GARAGE FEASIBILITY STUDY		-	50,000	-	-	-	-
MAINTENANCE PROGRAMS							
40175 - CENTRAL TIF SIDEWALKS	PLANNING & CONSTRUCTION	50,000	50,000	50,000	50,000	50,000	50,000
40405 - BONEYARD CREEK PARK MAINTENANCE	BONEYARD CREEK PARK MAINTENANCE	80,800	65,000	65,000	65,000	65,000	65,000
40607 - CENTRAL TIF STREET LIGHTS		50,000	50,000	50,000	50,000	50,000	50,000
CAPITAL PROJECTS							
40168 - VINE AND ILLINOIS	PLANNING & CONSTRUCTION	-	-	-	500,000	-	-
40169 - BONEYARD CREEK LIGHTING	CONSTRUCTION	187,380	-	-	-	-	-
	TOTAL EXPENSE	**1,057,186**	**915,000**	**3,165,000**	**665,000**	**165,000**	**165,000**

500 - PARKING FUND

PROJECT	DESCRIPTION	FY26 Projected	FY27 Allocated	FY28 Allocated	FY29 Allocated	FY30 Allocated	FY31 Allocated
MAINTENANCE PROGRAMS							
40700 - PARKING GARAGE REHAB	GARAGE REHAB/IMPROVEMENTS	58,403	300,000	-	-	-	-
40702 - PARKING SIGN MAINTENANCE		-	70,000	-	-	-	-
40900 - PARKING LOT MAINTENANCE	PARKING LOT MAINTENANCE	-	50,000	50,000	50,000	50,000	50,000
	TOTAL EXPENSE	**58,403**	**420,000**	**50,000**	**50,000**	**50,000**	**50,000**

Appendix A: Priority Scoring Systems

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Transportation Capital Projects

The City of Urbana uses a scoring system to guide prioritization of transportation capital projects. In this system, a total priority score is calculated for each street segment as the sum of seven category scores: Safety Record, Functional Classification of the Street, Pavement Condition, Funding Assistance, Project Linking, Bus Route, and Community Development Target Area (CDTA). The total score ranges from 0 to 100, with 100 representing the highest priority project. Each category has a maximum score according to the relative importance assigned to it. The relative importance of each category was determined by a committee of staff in the Public Works Department. A transportation project consists of one or more street segments, and each project is assigned the highest total score from one of its street segments.

$$Total\ Priority\ Score = Safety + Class + Condition + Funding + Linking + Bus + CDTA$$

Max. Score = 100.0 = 25.2 + 22.4 + 17.0 + 12.9 + 11.6 + 8.2 + 2.7

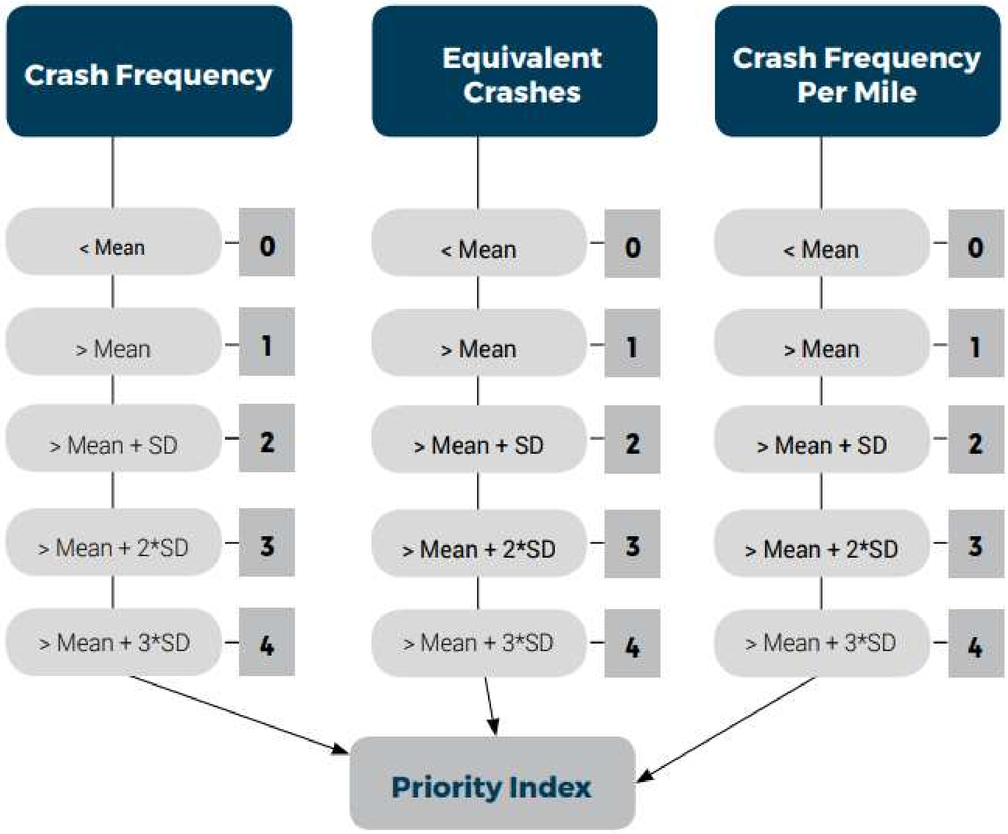
The following discussion explains each category in more detail, lists what criteria are used to assign a score to each street segment, and cites data sources, as appropriate.

Safety Record Max. Score = 25.2

Score	Criteria
25.2	Segment or intersection in Regional Safety Plan
0 - 25.2	Max. of Segment or intersection safety record score

Safety is the most important category in the scoring system, and staff looks to crash records to identify safety problems. The Champaign County Regional Planning Commission (RPC) provided the City of Urbana with a way to systematically quantify safety priority locations with a Priority Index. RPC determined a Priority Index for each street segment and intersection in the City of Urbana through a statistical analysis of the most recent five years of available crash records (2017 through 2021).

The Priority Index is the sum of three metrics: Crash Frequency (up to 4 points), Equivalent Crashes (up to 4 points), and Crash Frequency per Mile (up to 4 points). Each metric is assigned points based on how much the street segment's crash statistics exceed the average (mean) value, in terms of standard deviations (SD) from the mean. The metric for Equivalent Crashes gives more weight to crashes with a fatality (25 times) or an incapacitating injury (10 times) compared with other types of crashes with injuries. Crash Frequency per Mile only counts for street segments. Therefore, the maximum Priority Index for segments is 12 (4+4+4), whereas the maximum Priority Index for intersections is 8 (4+4+0).



Flow Chart of Crash Statistics and Priority Index

$$Crash\ Frequency\ (no.\ per\ year) = \frac{K + A + B + C}{Study\ Period\ (yrs)}$$

$$Equivalent\ Crashes\ (no.\ per\ year) = \frac{25K + 10A + B + C}{Study\ Period\ (yrs)}$$

$$Crash\ Frequency\ per\ Mile\ (no.\ per\ year, per\ mile) = \frac{Crash\ Frequency\ (no.\ per\ year)}{Segment\ Length\ (miles)}$$

Table of Standard Crash Injury Codes

Injury Code	Description
K	Fatal
A	Incapacitating Injury
B	Non-incapacitating Injury
C	Reported Injury / Not Evident
O	No Indication of Injury

The Priority Indices for each street segment and intersection are then converted to a score for our priority scoring system using the following formulas. Each street segment in the City is then assigned the maximum of its Segment Score or Intersection Score, if the segment is part of an intersection.

$$Segment\ Safety\ Record\ Score = \frac{Segment\ Priority\ Index\ \times 25.2}{12}$$

$$Intersection\ Safety\ Record\ Score = \frac{Intersection\ Priority\ Index\ \times 25.2}{8}$$

Sources:

- Champaign-Urbana Urban Area Safety Plan
- Champaign County Traffic Crash Dashboard

Functional Classification of Streets Max. Score = 22.4

Score	Criteria
22.4	Other Principal Arterial
20.2	Minor Arterial
17.9	Major Collector
15.7	Minor Collector
13.4	Local Street
9.0	Alley
4.5	Parking Lot

Functional classification is based on the importance of a route to the transportation network, and each street is assigned a functional classification through a process that involves the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) and the Illinois Department of Transportation (IDOT).

Source:

- Illinois Roadway Analysis Database System (IROADS)

Pavement Condition Max. Score = 17.0

The pavement condition is measured by the Pavement Condition Index (PCI) for all pavement surfaces except for brick streets. All streets in the City of Urbana were scanned by vehicle-mounted sensors in 2024 and assigned a PCI. The PCI for each street segment is converted to a condition score for our priority system using the following equation. A high PCI indicates good condition, whereas a high pavement condition score indicates poor condition.

$$Pavement\ Condition\ Score = (100 - Pavement\ Condition\ Index\ (PCI)) \times 0.170$$

PCI Condition Ranges			
Excellent		100-86	100 – 65: Feasible for pavement preservation
Very Good		85-71	
Good		70-56	
Fair		55-41	64 - 0: Not feasible for pavement preservation
Poor		40-26	
Very Poor		25-11	
Failed		10-0	

PCI Ranges and Descriptive Condition
(IDOT Bureau of Local Roads and Streets Manual)

Source:

- Urbana Pavement Condition Dashboard

Funding Assistance Max. Score = 12.9

Score	Criteria
12.9	Eligible for 80-100% assistance
9.7	Eligible for 50-79% assistance
6.5	Eligible for 20-49% assistance
3.2	Eligible for less than 20% assistance
0.0	Not eligible for assistance
3.2	Eligible for CDBG assistance (additive score)
3.2	Eligible for TIF assistance (additive score)
3.2	Eligible for DCEO assistance (additive score)

“Funding assistance” is considered any funding that is outside the typical funds available for transportation projects, such as CR&I, State MFT, or Local MFT. Federal funds available through CUUATS (STBG/STPU) are periodically available to Urbana, so it is not considered outside funding for the purpose of the scoring system.

The additive scores for CDBG, TIF, or DCEO eligibility will be calculated as a fraction of 3.2 if a road segment is partially within or on the border of an eligible area.

Sources:

- Community Development Target Areas (CDTA) map, see Evaluation of Equity Metrics section.
- Tax Increment Financing (TIF) map for TIF funding eligibility
- Illinois Department of Commerce and Economic Opportunity (DCEO) underserved areas map for DCEO funding eligibility

Project Linking Max. Score = 11.6

Score	Criteria (each is additive)
2.3	Multiple contiguous pavement sections with similar pavement condition
2.3	Partnership with other agency
2.3	Sewer or utility reconstruction within pavement is warranted
1.2	Drainage problems related to street surface
1.2	Traffic signal improvements are warranted (a top 20 intersection in traffic signal asset management plan)
1.2	Bridge improvements are warranted
1.2	Pedestrian or bicycle improvements are warranted (bicycle or pedestrian master plan recommendation)

Sources:

- Urbana Bicycle Master Plan 2016
- Urbana Pedestrian Master Plan 2020

MTD Bus Route Max. Score = 8.2

Score	Criteria
8.2	Street is on an MTD bus route
0.0	Street is not on an MTD bus route

Source:

- Champaign-Urbana Mass Transit District (MTD) Route Maps

Community Development Target Area Max. Score = 2.7

Score	Criteria
2.7	Street within a CDTA
1.4	Street partially within a CDTA
0.0	Street not within any CDTA

A Community Development Target Area (CDTA) is a block group within a census tract that meets certain low-to-moderate income thresholds set by the City of Urbana.

Source:

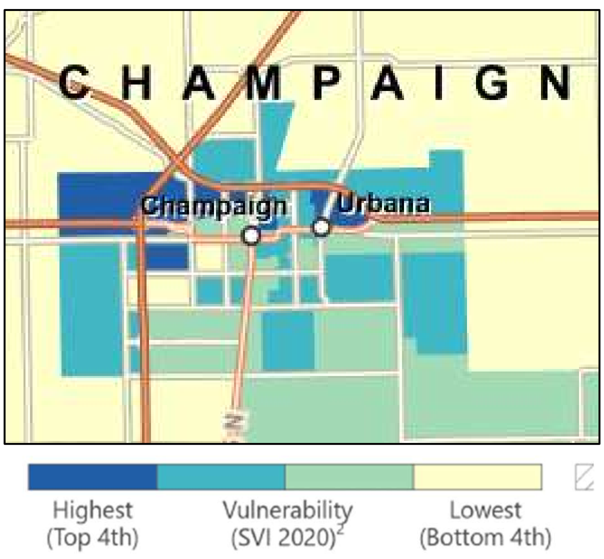
- Community Development Target Areas (CDTA) map, see Evaluation of Equity Metrics section.

Evaluation of Equity Metrics

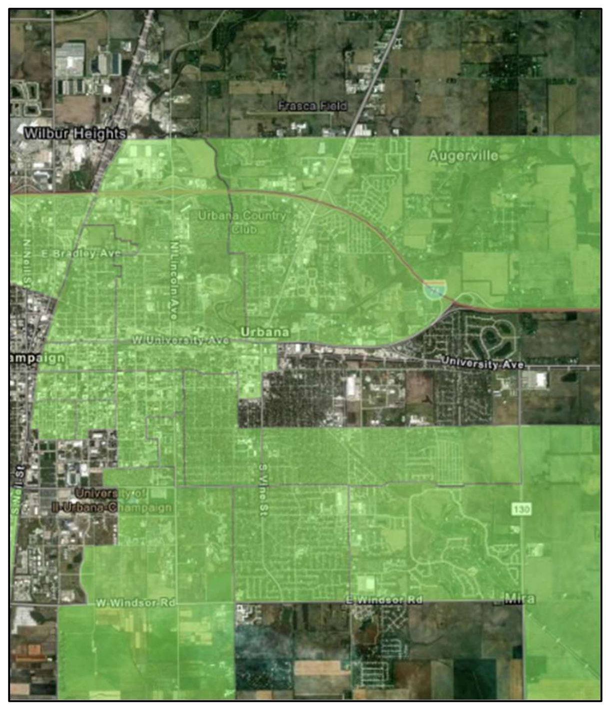
May 7, 2024

In the City of Urbana, a 2022-2023 goal of the Mayor and City Council was to increase investment in infrastructure equity. An action step for this goal is to incorporate an "equity lens" into priorities evaluation. Staff evaluated different metrics that represent equity considerations and have already been mapped, making them readily applicable to street segments or other project areas. The metrics considered were the Social Vulnerability Index from the Center for Disease Control (CDC), Underserved Areas from the Illinois Department of Commerce and Economic Opportunity (DCEO), Environmental Justice Demographic Indices from the Environmental Protection Agency (EPA), Community Development Target Areas (CDTA) from the City of Urbana, and Equitable Transportation Community metrics from the US DOT.

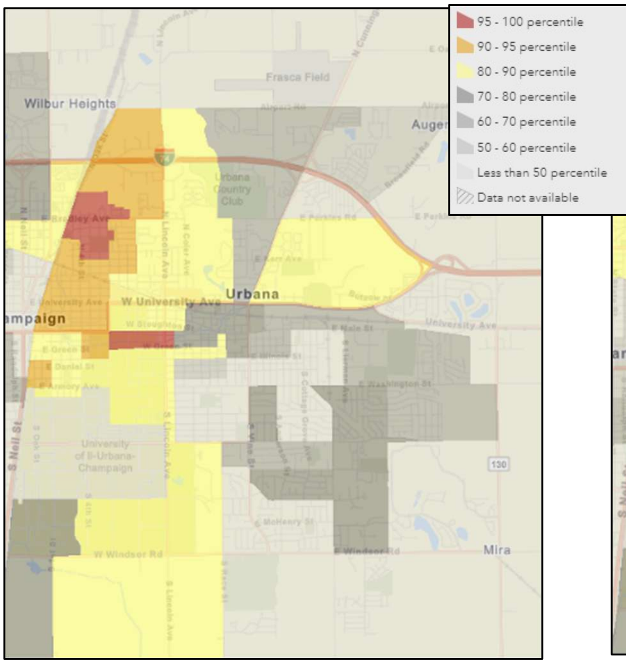
Below are map images for the different equity metrics considered, along with web links to data sources.



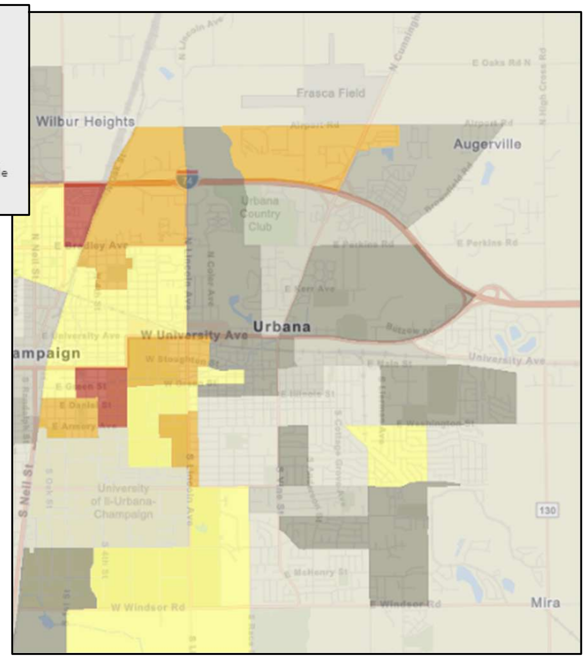
[CDC/ATSDR Social Vulnerability Index]



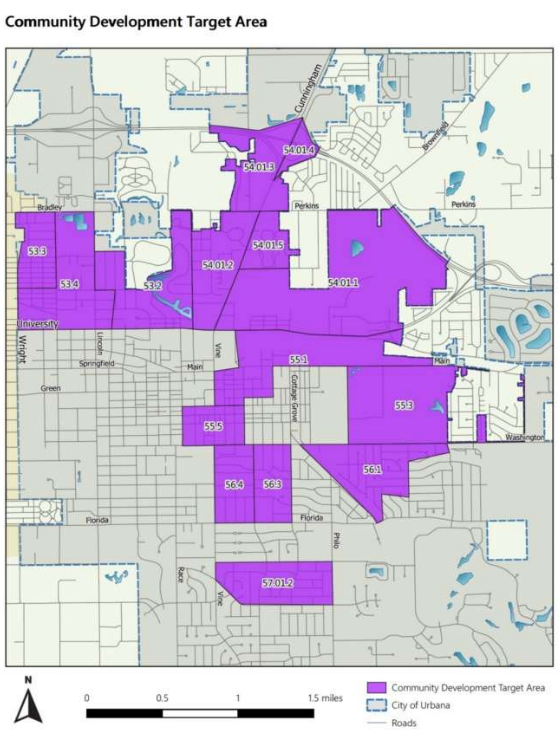
[DCEO Underserved Areas]



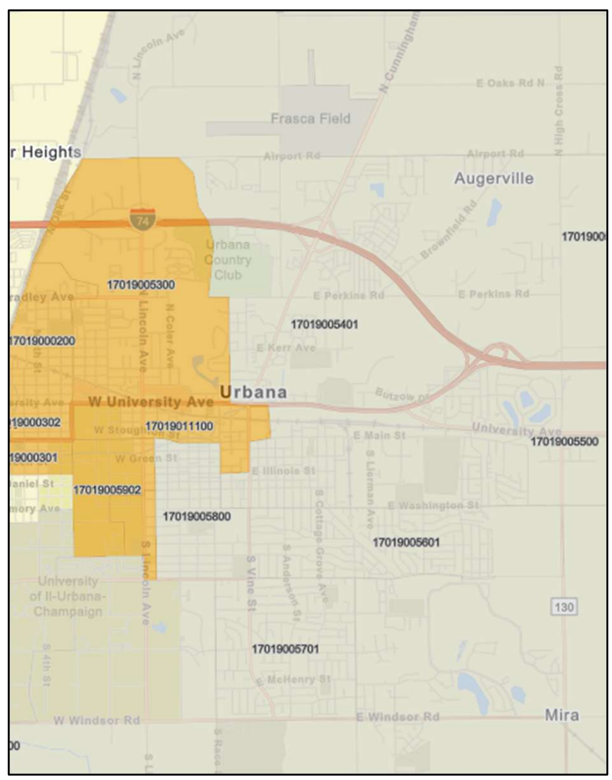
EPA Environmental Justice
Demographic Index



EPA Environmental Justice
Supplemental Demographic Index



Comm. Develop. Target Areas (CDTA)



US DOT Equitable Transportation Community

Staff selected CDTA as the most effective equity metric because it identifies areas of the City with low-to-moderate income populations, the data is mapped by the Champaign County Geographical Information System (GIS) Consortium (making it readily available and easy to use), and CDTA is determined at the block group level, which is a subset of census tracts, allowing for an analysis of census data in smaller population groups. By comparison, the CDC Social Vulnerability Index, the DCEO Underserved Area, and the US DOT Equitable Transportation Community are metrics determined at the census tract level, leading to conclusions that are less meaningful for a community the size of Urbana's. The US Census Bureau defines block groups as containing between 600 and 3,000 people, whereas census tracts contain between 1,200 and 8,000 people.

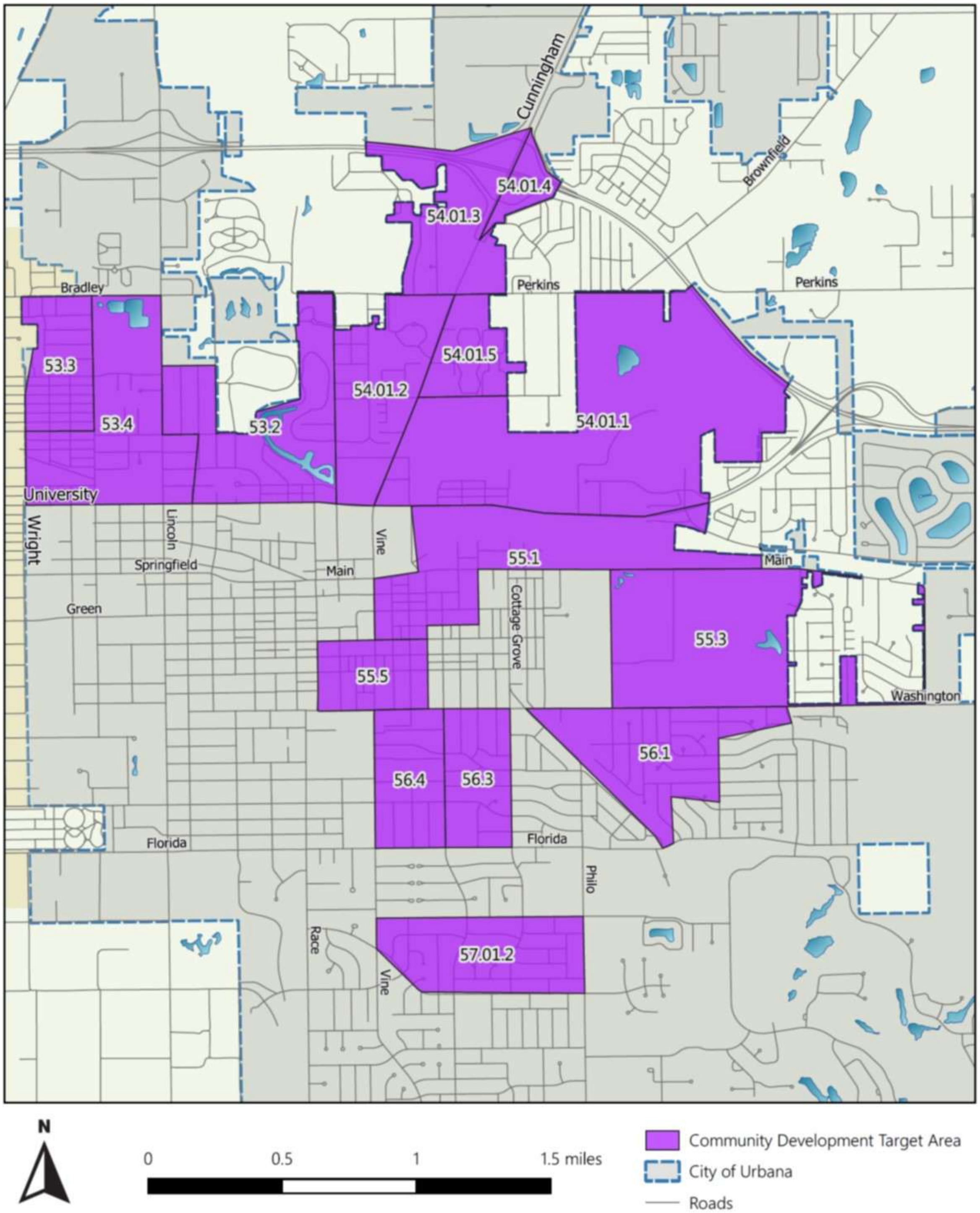
By choosing CDTA as the equity metric, the focus is on income disparity across the City. The underlying assumption is that the concentration of low-to-moderate income households in certain areas of the City may have resulted, in part, from historic discriminatory practices and disinvestment in underserved communities. Staff considered this approach to be the most straight-forward and objective proxy for historical inequity. Staff did not attempt to account for other demographic data commonly associated with historical inequity, including but not limited to race, disability, age, gender, sexual orientation, language, religion, and criminal history.

The EPA Environmental Justice socioeconomic indicators attempt to account for populations such as low-income, people of color, unemployment, less than high school education, limited English speaking, and low life expectancy. However, when the EPA Environmental Justice metrics are applied in Urbana, they appear to favor college student populations over other low-income populations in the City.

By providing additional priority points to capital projects in CDTA, the intention is to begin to shift infrastructure investment to historically underserved areas of the City and thereby improve quality of life and property values in those areas.

Considering the eligibility of a capital project for Community Development Block Grant (CDBG) funding is another way that equity is incorporated into the scoring system. Because there is a direct relationship between CDTA and CDBG eligibility, any project within a CDTA gets points for both the CDTA category and for the funding assistance category.

Community Development Target Area



City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.UrbanaIL.gov

**MEMORANDUM FROM THE OFFICE OF THE MAYOR
TO THE URBANA CITY COUNCIL**

Meeting: June 1, 2026, Committee of the Whole Meeting
Subject: Increasing the Number of Class R&T-2 Liquor Licenses for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D

Summary

Action Requested

City Council is asked to approve the attached resolution that would increase the number of Class R&T-2 liquor licenses in the City of Urbana.

Brief Background

Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, has applied for a Class R&T-2 (Restaurant & Tavern-Beer and Wine) liquor license for their establishment at 2740 Philo Road, Suite D in Urbana.

Relationship to City Services and Priorities

Impact on Core Services

N/A

Strategic Goals & Plans

N/A

Previous Council Actions

N/A

Discussion

Additional Background Information

A Class R&T-2 liquor license permits the sale and service of beer and/or wine, by the drink or in original package form for on-premises consumption only in a place where bona fide meals are regularly prepared and served as one of the primary services of the business.

It is prohibited to sell, serve, or allow others to sell or serve alcoholic beverages in Urbana without the appropriate license or if the sale or service does not adhere to the requirements of the specific license class and its conditions.

Anyone responsible for a liquor-licensed premises must quickly report any disturbances, violence, or issues on the property to the police. License holders must also keep their premises, surrounding areas, and nearby spaces clean and free of litter. The Local Liquor Commissioner can issue a notice to address litter, and if it is not fixed within 24 hours, the license could be revoked, or other legal action may be taken.

Recommendation
City Council is asked to approve the Class R&T-2 liquor license for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D.

Next Steps
Upon approval the Deputy Liquor Commissioner will prepare and issue a Class R&T-2 liquor license for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, with an expiration date of June 30, 2027.

Attachments
A Resolution Approving an Increase in the Number of Liquor Licenses in the Class R&T-2 Designation for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, Urbana, Ill.

Originated by: Mindy Hewkin, Administrative Assistant
Reviewed: Kate Levy, Deputy Liquor Commissioner
Approved: Darius L. White, City Administrator

RESOLUTION NO. __________

A RESOLUTION APPROVING AN INCREASE IN THE NUMBER OF LIQUOR LICENSES IN THE CLASS R&T-2 DESIGNATION FOR GOOD JUDYS ESPRESSO & BAGEL BAR, LLC D/B/A GOOD JUDYS ESPRESSO AND BAGEL BAR, 2740 PHILO ROAD, SUITE D, URBANA, ILL.

WHEREAS, the City Council has adopted Urbana City Code Section 3-42 to establish limits on the number of liquor licenses issued in the City; and

WHEREAS, Section 3-42(c) of the Urbana City Code provides that a majority of the corporate authorities then elected to office have to approve the creation of a new license; and

WHEREAS, an application for a liquor license in the Class R&T-2 designation has been submitted to the Local Liquor Commissioner; and

WHEREAS, the City Council finds that the best interests of the City are served by increasing the number of liquor licenses in the Class R&T-2 designation by one for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, Urbana, Ill.

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

The maximum number of liquor licenses in the Class R&T-2 designation is hereby increased by one for Good Judys Espresso & Bagel Bar, LLC d/b/a Good Judys Espresso & Bagel Bar, 2740 Philo Road, Suite D, Urbana, Ill. The schedule of maximum number of authorized licenses for the respective classification maintained by the Local Commissioner shall reflect such increase.

PASSED BY THE CITY COUNCIL this ______ day of __________________, ________.

AYES:

NAYS:

ABSTENTIONS:

____
Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this _______ day of ____________________, _________.

____
DeShawn B. Williams, Mayor

City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.urbanaillinois.us

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: June 1, 2026, Committee of the Whole
Subject: An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16)

Summary

Action requested
City Council is being asked to approve a Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16, Urbana).

Brief Background
The permitted use of the space supports a range of public service functions, including community engagement, violence prevention programming, public safety services, administrative operations, training, and collaboration with partners.

Relationship to City Services and Priorities

Impact on Core Services
Approving the lease will enable the Urbana Police Department to a have a presenence in the Philo Road area, providing a space to create and promote neighborhood relationships.

Strategic Goals and Plans
N/A

Previous Council Actions
In FY25, City Council designated $30,000 towards the lease of a space for community engagement, violence prevention programming, public safety services, administrative offices, meetings, and public outreach in the Philo Road neighborhood.

Discussion

The proposed lease establishes a three-year initial term beginning upon execution and completion of all delivery requirements, with an anticipated Delivery Date of June 1, 2026. Rent will commence on the Delivery Date at a base rate of $2,500 per month in the first year, with annual increases of 3%, providing predictable cost escalation for budgeting purposes. The lease also includes two optional two-year renewal periods, allowing for up to four additional years of occupancy. To exercise these options, the tenant must provide written notice at least 120 days prior to the expiration of the current term, with all renewal periods maintaining the same terms and a continued 3% annual rent increase.The agreement is structured as a modified gross lease, with the landlord responsible for a proportionate share of property taxes, building insurance, and common area maintenance, while the tenant is responsible for utilities. For utilities that are not separately metered, the tenant will pay a flat monthly reimbursement of $150. The lease also provides access to shared and ADA-accessible restrooms, as well as secondary rear exit access through an adjacent suite, ensuring both operational flexibility and compliance with safety and accessibility requirements.

Recommendation
City Council is being asked to approve A Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16).

Next Steps
If approved, Mayor DeShawn Williams will execute the lease.

Attachments

1. An Ordinance Approving and Authorizing the Execution of a Lease (1717 Philo Road, Suite 16)
2. Lease Agreement

Originated by: Lisa Curtiss, Executive Assistant
Reviewed: Zachery Mikalik, Deputy Chief of Police
Approved: Darius L. White, City Administrator

SUNNYCREST CENTER SHORT TERM LEASE
URBANA, ILLINOIS

LANDLORD: HD REAL ESTATE GROUP, LLC
c/o Jeffrey M. Davis
306 W. Church St.
Champaign, Illinois 61820
(217) 819-4335 - office
(217) 840-2829 - cell
jdavis@meyercapel.com

TENANT: City of Urbana
____
____
Telephone: ________________
Email:

SUITE: 16

SUNNYCREST CENTER LEASE

THIS LEASE is between the HD Real Estate Group, LLC, hereinafter referred to as "Landlord", and the City of Urbana, hereinafter referred to as "Tenant", in consideration of the mutual promises herein contained and for other good and valuable consideration:

W I T N E S S E T H :

I. LEASE OF THE PREMISES

Section 1. The Demised Premises. Landlord leases to Tenant and Tenant leases from Landlord, upon and subject to the covenants, terms, and provisions of this lease, the premises known as Suite 16 which is approximately 2,715 square feet, and shall be referred to hereinafter as the "Demised Premises", within the SUNNYCREST CENTER at 1717 Philo Road (aka 1303 E. Florida Ave.), Urbana, Illinois 61802. Tenant shall have the Demised Premises for the duration of the Demised Term, unless terminated sooner in compliance with the terms and provisions of this lease.

II. TERM

Section 2.1 The Demised Term. The term of this lease is for a period of three (3) years from the rent commencement date which shall be hereinafter referred to as the "Demised Term".

The beginning date of the Demised Term shall be: July 1, 2026.
The delivery date for possession of the Premises is expected to be July 1, 2026
The rent commencement date shall be July 1, 2026
The termination date of the Demised Term shall be: June 30, 2029.

Tenant shall have the option to renew the lease for two (2) two-year periods. Tenant may exercise its option by providing written notice of the exercise the option on or before the date that is 120 days prior to the then termination date.

Section 2.2 Non-Appropriation; Termination for Convenience. Notwithstanding any provision of this Lease to the contrary, Tenant's obligations hereunder are contingent upon the availability and appropriation of funds by the Urbana City Council. In the event that sufficient funds are not appropriated or otherwise made available for the payment of rent or other obligations under this Lease in any fiscal year, Tenant may terminate this Lease upon written notice to Landlord, without penalty or further obligation, effective at the end of the last fiscal period for which funds have been appropriated. Tenant agrees to provide reasonable notice of such non-appropriation.

Beyond non-appropriation, tenant may terminate this Lease for any other reason or no reason upon ninety (90) days' prior written notice to Landlord. Upon such termination, Tenant shall pay all rent and other charges accrued through the effective date of termination, and neither party shall have any further obligation hereunder, except for obligations that expressly survive termination.

III. USE OF THE PREMISES

Section 3.1. Permitted Use. The Demised Premises may be used for community engagement, violence prevention programming, public safety services, administrative offices, meetings, training, public outreach, and other lawful governmental or quasi-governmental purposes, including activities conducted in coordination with nonprofit or governmental partners. Such use may include periodic public gatherings and events reasonably related to Tenant's operations.

Section 3.2. Operation of Premises. Tenant shall, at its own expense, promptly comply with and carry out all orders, laws, ordinances, and regulations promulgated by any duly constituted governmental authority and affecting the cleanliness, safety, use, and occupation of the Demised Premises.

Section 3.3. Right to Use Premises. If Tenant pays the rent and meets the other conditions and covenants of this lease, it shall have the right to use the Demised Premises for the purposes of its business as stated herein.

IV. RENT

Section 4. Rent. Tenant shall pay, without demand, to Landlord at his office address, HD Real Estate Group, LLC, 306 W. Church St., Champaign, IL 61820, or at such place or places as Landlord shall designate from time to time in writing, rent for the Demised Premises in the amount of $2,500.00 per month until May 31, 2027 and monthly rent shall increase annually by 3% every June 1st. The first payment is due on the rent commencement date with like payments due on the 1st day of each month. If rent is not paid by the 5th of any month, a late fee in the amount of $100 will be assessed and interest shall accrue on the unpaid rent at the rate of the lesser of nine percent (9%) per annum or the maximum rate permitted by Illinois law.

V. LIMITED COMMON AREA ACCESS AND USE

Section 5.1 Internal Common Area Access and Use. Tenant shall have full access to and use of the internal common areas including the use of the bathrooms located on the first floor and restrooms located directly outside the suite for ADA accessible restrooms. Tenant requires secondary rear exit access through suite 36, utilizing a shared access point of the south building entrance/emergency exit.

Section 5.2 Outdoor Common Area Access and Use. Tenant shall have the non-exclusive right to use adjacent exterior common areas, including portions of the parking lot, for occasional community programming, outreach events, and service delivery, subject to reasonable coordination with Landlord and provided such use does not unreasonably interfere with other tenants.

VI. OPERATION AND MAINTENANCE OF EXTERIOR COMMON AREA

Section 61 Maintenance and Repair of Exterior Common Area. Landlord shall maintain, repair, and clean the exterior common areas including the parking lot, sidewalks, and roadway. This includes cleaning of the sidewalk immediately to the east of the Demised Premises as needed, and snow plowing the road as needed.

Tenant may from time to time use portions of the exterior common areas for community events and programming as permitted under this Lease. Tenant shall be responsible for reasonable cleanup of trash and debris generated by such events and shall return the used areas to substantially the same condition as existed immediately prior to the event, reasonable wear and tear excepted.

Tenant shall not be responsible for (a) ordinary maintenance of the exterior common areas, (b) pre-existing conditions, or (c) repairs except to the extent damage is caused by the negligent or willful acts or omissions of Tenant, its employees, agents, contractors, or invitees.

Tenant shall provide Landlord with reasonable prior notice of events expected to materially impact parking or common area use and shall coordinate in good faith to minimize disruption to other tenants.

Section 6.2 Safety and Security. Landlord shall maintain all exterior common areas, including parking lots and walkways, in a safe condition, including adequate lighting consistent with commercially reasonable standards. Tenant may, at its option and expense, implement additional security measures, including cameras or personnel, provided such measures comply with applicable law.

Section 6.3 Parking Rights. Tenant, its employees, and invitees shall have non-exclusive rights to use the parking areas serving Sunnycrest Center. Landlord shall not designate or restrict parking in a manner that materially interferes with Tenant's operations.

VII. SECURITY DEPOSIT

Section 7. Security Deposit. Intentionally Deleted.

VIII. UTILITIES

Section 8. Utility Services. Commencing May 1, 2026, Tenant shall pay or reimburse Landlord for all utility charges associated with the Demised Premises. For utilities that are not separately metered, Tenant shall pay Landlord an additional $150 per month for utility reimbursement which includes electric, gas, water and sanitary district charges. The $150 monthly utility charge shall be a fixed fee and shall not be increased during the Demised Term. Upon reasonable request, Landlord shall provide documentation supporting such charge.

IX. TAXES

Section 9. Real Estate Taxes. Landlord shall pay all general real estate taxes and special assessments due and payable on the Demised Premises during the term of the lease or any extension thereof.

X. IMPROVEMENTS

Section 10. Condition of Premises. Tenant shall take the space in as-is condition. Tenant responsible for all improvement costs. Tenant may do whatever improvements to the interior of the premises as it desires subject to Landlord's written consent by email. See Section 11.3, Alterations.

Notwithstanding the foregoing, Tenant's acceptance of the Demised Premises is conditioned upon Tenant's right to conduct inspections prior to occupancy. If material defects in building systems are identified, Landlord shall, at its sole cost, promptly repair such defects. If Landlord fails to do so within a reasonable time, Tenant may terminate this Lease without penalty.

XI. SIGNS AND ALTERATIONS

Section 11.1. Signs. Tenant shall be permitted to install signage above Suite 16, within the existing cabinet located on the façade, as well as the main entry door of the suite and any windows of the suite with signage or window dressings that do not permanently alter the structure. All costs associated with signage are the responsibility of the Tenant. All signage is subject to Landlord's prior written consent. Tenant shall make a written proposal regarding signage for Landlord's approval. Landlord will not unreasonably withhold consent.

Section 11.2. Location. Tenant shall not locate any fixtures, equipment, and/or inventory outside of the store front or east windows in the area of the Demised Premises without Landlord's written consent. The Landlord's consent shall not be unreasonably withheld, and it shall be reasonable to require such items to be consistent with Sunnycrest Center's image as a high-quality center.

Section 11.3. Alterations. With the prior and written consent of the Landlord, Tenant may, at its own expense, make any additions or alterations and/or remodeling on or to the interior of the Demised Premises deemed necessary by it for and during its occupancy, provided that any alterations or additions shall be of good workmanship and material and shall not reduce the size or strength of the then-existing improvements. Tenant shall not make any structural changes, without obtaining the prior written consent of Landlord in each and every instance. Tenant shall restore or change such improvements at the expiration of the Demised Term or any renewal periods and return the Demised Premises to Landlord in the condition in which it was received, reasonable wear and tear accepted. Notwithstanding the foregoing, any permanent improvements installed by Tenant may remain in place unless Landlord provides written notice to Tenant requesting removal of such improvements at least ninety (90) days prior to the expiration of the Demised Term or any renewal period.

Section 11.4. Tenant's Covenants. Tenant shall pay promptly when due the entire cost of any work in the Demised Premises undertaken by Tenant and keep the Demised Premises free of liens for labor and materials at all times. Tenant shall procure all necessary permits before undertaking such work and shall perform such work only with contractors previously approved of in writing by Landlord. Tenant shall save Landlord and Landlord's beneficiaries and agents harmless and indemnified from all liability, injury, costs, loss, damage, and/or expense, including reasonable attorneys' fees, in respect of any injury or death of any person and/or damage to or loss or destruction of any property occasioned by or growing out of such work.

XII. REPAIRS

Section 12.1. Landlord's Repairs. Landlord shall keep the heating and cooling systems, foundation, exterior walls, roof, and all structural parts of the building in good repair, except that Landlord shall not be required to pay for any such repairs or replacements which become necessary by reason of any act, omission, or negligence of Tenant, its agents, servants, employees, invitees, licensees, or contractors, unless covered by insurance against such hazard, however it may be caused. Any additional improvements shall be a Tenant's sole cost and expense.

Section 12.2 Tenant's Repairs. Tenant shall maintain the interior, non-structural portions of the Demised Premises in good condition, excluding normal wear and tear. Notwithstanding the foregoing, Landlord shall be responsible for repair and replacement of all building systems, including but not limited to HVAC, plumbing, electrical, and water heater systems, except to the extent damage is caused by the negligence or willful misconduct of Tenant.

Section 12.3. Plate Glass. Tenant shall, at its own cost and expense, replace any cracked or broken glass, including plate glass, and any glass in interior and exterior windows and doors in the Demised Premises attributable to the Tenants' use thereof; provided, however, that Landlord will replace any glass that is cracked or broken by settling of the building, or by any casualty covered by fire and extended coverage or other insurance of the Landlord.

XIII. LANDLORD WORK

Tenant shall accept the Demised Premises in AS-IS, WHERE-IS condition. Notwithstanding anything to the contrary set forth in this Lease, Landlord represents and warrants that the HVAC, electricals, mechanicals, utilities and plumbing servicing the Premises are in good working order and in compliance with applicable codes.

XIV. DAMAGE BY FIRE OR OTHER CASUALTY

Section 14.1. Casualty Damage. If the Demised Premises are damaged by fire, explosion, or any other casualty to an extent which is less than fifty percent (50%) of the cost of replacement of the Demised Premises, the damage shall promptly be repaired by Landlord at Landlord's expense, provided that Landlord shall not be obligated to expend for such repair an amount in excess of the insurance proceeds recovered as a result of such damage and that in no event shall Landlord be required to repair or replace Tenant's stock-in-trade, fixtures, furniture, furnishings, floor coverings, and equipment. In the event of any such damage where (a)

Landlord is not required to repair as hereinabove provided or (b) the Demised Premises shall be damaged to the extent of fifty percent (50%) or more of the cost of replacement, or (c) the building of which the Demised Premises are a part is damaged to the extent of fifty percent (50%) or more of the cost of replacement, or (d) the entire Sunnycrest Center shall be damaged to the extent of more than fifty percent (50%) of the aggregate cost of replacement, Landlord may elect either to repair or rebuild the Demised Premises or the building or buildings, or to terminate this lease upon giving notice of such election in writing to Tenant within ninety (90) days after the occurrence of the event causing the damage.

Section 14.2. Subsequent Rights and Obligations. If the casualty, repairing, or rebuilding shall render the Demised Premises untenantable, in whole or in part, and the damage shall not have been due to the default or neglect of Tenant, a proportionate abatement of the fixed minimum rent shall be allowed from the date when the damage occurred until the date Landlord completes its work, said proportion to be computed on the basis of the relation which the gross square foot area of the space rendered untenantable bears to the floor space of the Demised Premises. If Landlord is required or elects to repair the Demised Premises as provided, Tenant shall repair or replace its stock-in-trade, fixtures, furniture, furnishings, floor coverings, and equipment, and if Tenant has closed, Tenant shall promptly reopen for business; but, if Landlord fails to substantially repair or rebuild the Demised Premises within one hundred twenty (120) days from the date the casualty occurred, either party can terminate the lease by sending written notice sixty (60) days in advance to the other party.

XV. INDEMNITY AND INSURANCE

Section 15.1. **Mutual Indemnification.**
To the extent permitted by Illinois law, each party shall be responsible for and shall indemnify and hold harmless the other party from claims, damages, or liabilities to the extent caused by the negligent acts or omissions or willful misconduct of the indemnifying party, its officers, employees, agents, or contractors. Nothing in this Section shall be construed as requiring Tenant to indemnify Landlord for Landlord's own negligence or to waive any statutory immunities or defenses available to Tenant.

Section 15.2. Mechanic's Liens. Tenant shall not cause or suffer the creation of any mechanic's liens or other liens to be filed against the Demised Premises or Sunnycrest Center or any interest therein by reason of any work, labor, services, or materials performed at or furnished to the Demised Premises, to Tenant, or to anyone holding the Demised Premises through or under Tenant. If any mechanic's lien shall at any time be filed, Tenant shall promptly cause the same to be discharged by payment, bond, order of a court of competent jurisdiction, or otherwise, but Tenant shall have the right to contest any and all such liens provided security satisfactory to Landlord is deposited with the Landlord. If Tenant shall fail to contest the same with due diligence, having secured Landlord as herein provided, or shall fail to cause such lien to be discharged within thirty (30) days after being notified of the filing thereof and in any case before a judgment of sale thereunder, then in addition to any other right or remedy of Landlord, Landlord may but shall not be obligated to discharge the same by paying the amount claimed to be due or by bonding or other proceeding being appropriate by Landlord and the amount so paid by the Landlord and/or all costs and expenses, including reasonable attorneys' fees incurred by Landlord in procuring the discharge of such lien, shall be deemed to be additional rent and, together with interest thereon, as provided above in Section 4.1. (a) shall be due and payable by Tenant to Landlord on the first day of the next following month. Nothing contained in this lease shall be construed as a consent on the part of Landlord to subject its estate in the Demised Premises to any lien or liability under the Mechanic's Lien Law of the State of Illinois.

Section 15.3. Insurance. Landlord, throughout the Demised Term and any extensions thereof, shall keep the building in which the Demised Premises are located insured against loss or damage by fire and such other risks as are usually and customarily covered by extended coverage endorsements for the reasonable insurable value thereof. If Tenant's operations or occupancy causes any increase in fire and extended coverage insurance rates, Tenant shall pay such increase, if any. Tenant shall keep its fixture, merchandise and equipment insured against loss or damage by fire and such other risks as are usually and customarily covered by extended coverage endorsements for the reasonable insurable value thereof and shall carry insurance against burglary and vandalism.

Section 15.4. Landlord's Liability Insurance for Sunnycrest Center. The Landlord agrees to procure and maintain during the Demised Term and any extension thereof a policy or policies of insurance written by a responsible insurance company or companies assuring Landlord from any and all losses, claims, demands, or actions for injury to or death of any one (1) person to the limit of not less than One Hundred Thousand and no/100 ($100,000.00) and for injury or death of more than one (1) person in any one (1) accident or occurrence to the limit of not less than Three Hundred Thousand and no/100 Dollars ($300,000.00), and for damage to property in the amount of not less than Fifty Thousand and no/100 Dollars ($50,000.00), made by or on behalf of any person, firm or corporation arising from, related to or connected with the conduct and operation of Sunnycrest Center, and any part thereof.

Section 15.5. Tenant's Liability Insurance. Tenant shall procure and maintain during the Demised Term and any extension thereof a policy or policies of insurance written by a responsible insurance company or companies (which may be written to include the Demised Premises in conjunction with other premises owned or operated by Tenant) insuring Landlord and Tenant from any and all losses, claims, demands or actions for injury to or death or any one (1) person to the limit of not less than One Hundred Thousand no/100 Dollars ($100,000.00) and for any one (1) accident or occurrence to the limit of not less than Three Hundred Thousand and no/100 Dollars ($300,000.00), and for damage to property in an amount not less than Fifty Thousand and no/100 Dollars ($50,000.00), made by or on behalf of any person, firm or corporation arising from, related to or connected with the conduct and operation of Tenant's business in the Demised Premises.

Section 15.6. Insurance Requirements.

(a) Tenant agrees that all insurance required of the Tenant shall be in a form satisfactory to Landlord and shall provide that it will not be subject to cancellation, termination, or change, except after at least ten (10) days' prior written notice to Landlord. The policies or duly executed certificates for the same (which shall evidence the insurer's waiver of subrogation), together with satisfactory evidence of the payment of the premium thereon, shall be deposited with the Landlord on or before the commencement of the Demised Term and upon such renewals of such policies not less than thirty (30) days prior to the expiration of the term of such coverage, including the requirements of Section 15.6. If Tenant fails to comply with such requirements, Landlord may obtain such insurance and keep the same in effect and Tenant shall pay Landlord the premium cost thereof upon demand.

(b) **Tenant agrees to name as additional individuals insured in all of its required insurance the following: HD Real Estate Group, LLC.**

Section 15.7. Release from Liability. Whenever any loss, cost, damage or expense resulting from fire, explosion, or any other casualty or occurrence is incurred by either of the parties to this lease in connection with the Demised Premises and such party is then covered in whole or in part by insurance with respect thereto, then the party so insured hereby releases the other party from any liability it may have on account of such loss, cost, damage, or expense to the extent of any amount recovered by reason of such insurance and waives any right of subrogation which might otherwise exist in or accrue to any person on account thereof; provided, however, that such release of liability and waiver of the right of subrogation shall not be operative in any case where the effect thereof is to invalidate such insurance coverage or to increase the cost thereof (provided that in the case of increased cost, the other party shall have the right, within thirty (30) days following written notice, to pay such increased cost thereon keeping such release and waiver in full force and effect.)

Section 15.8 Governmental Immunities.
Nothing contained in this Lease shall be construed as a waiver by Tenant of any immunities, defenses, or limitations of liability provided under applicable law, including the Illinois Local Governmental and Governmental Employees Tort Immunity Act.

XVI. DEFAULTS AND REMEDIES

Section 16.1. Defaults. Landlord shall give Tenant written notice of any default by Tenant in the payment of rent or the performance of any of its obligations or covenants to be kept or performed by Tenant. Landlord may, at its sole option, cure any such default by Tenant, and all of its costs and expenses in curing said default shall be assessed against Tenant and due upon demand. Without further notice, Landlord may terminate this lease if:

(a) Tenant abandons the Demised Premises for a continuous period of more than sixty (60) days without notice to Landlord and without intent to resume operations. (b) Any default by Tenant continues after notice of default in the case of non-payment of rent or the non-payment of other charges or payments provided to be made hereunder for more than ten (10) days, or in any other case if Tenant does not cure the default within a reasonable time or in good faith commence to correct such breach and diligently proceed therewith within thirty (30) days after notice of default.

(c) Tenant makes any assignment for the benefit of creditors, commits any act of bankruptcy or files a petition under any bankruptcy or insolvency law.

(d) Such a petition filed against Tenant is not dismissed within ninety (90) days.

(e) Tenant does not pay after demand any other liability to Landlord arising out of, or in connection with, the operation of Sunnycrest Center.

(f) A receiver or similar officer becomes entitled to this leasehold, or if Tenant's interest in this lease is taken on execution or other process of law in any action against Tenant.

Section 16.2. Remedies. Upon termination of the lease, Landlord may re-enter the Demised Premises, with or without process of law, using such force as may be necessary, and remove all persons, fixtures, and chattels therefrom, and Landlord shall not be liable for any damages resulting therefrom. Upon such repossession of the Demised Premises, Landlord shall be entitled to recover as liquidated damages and not as a penalty, a sum of money equal to the value of the fixed minimum rental, percentage rent (in an amount per year equal to the average yearly percentage rent theretofore paid by Tenant or, if such repossession occurs during the first lease year, the amount of percentage rent that would have been payable at the end of such lease years if the average monthly gross sales to the date is such repossession; are projected to the end of such lease year), and other sums provided herein to be paid by Tenant to Landlord for the remainder of the Demised term, less the fair rental value of the Demised Premises for said period. Upon the happening of any one or more of the above-mentioned events, Landlord may repossess the Demised Premises for said period. Upon the happening of any one or more of the above-mentioned events, Landlord may repossess the Demised Premises by forcible entry and detainer suit, or otherwise, without demand or notice of any kind to Tenant (except as hereabove expressly provided for) and without terminating this lease; in which event Landlord may, but shall be under no obligation to, relet all or any part of the Demised Premises for such rent and upon such terms as shall be satisfactory to Landlord (including the right to relet the Demised Premises for a term greater or lesser than that remaining under the Demised Term, and the right to relet the Demised Premises as a part of a larger area, extension, or renewal thereof as provided herein); and Landlord reserves the right, at its sole option, to return to Tenant its security deposit or what may then remain thereof, if any, after it has been used to reduce the aforesaid liquidated damages, at any time prior to the date when it is obligated hereunder to return the same, but said return shall not in any manner be deemed to be a waiver of any default to the Tenant nor limit or extinguish any liability of Tenant. Nothwithstanding anything to the contrary set forth in this Lease Landlord shall comply with all applicable law including, but not limited to, Article IX of the Illinois Code of Civil Procedure governing evictions. (735 ILCS 5/9-101 et. seq.) Notwithstanding the foregoing, Tenant's liability for damages upon termination shall not exceed the rent due and payable through the effective date of termination plus any unamortized tenant improvement costs expressly agreed to in writing.

Section 16.3. Non-Waiver. No consent or waiver, expressed or implied, by Landlord to or of any covenant, condition, or duty of Tenant or any legal right or remedy of Landlord shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition, or duty, or of the legal right or remedy. No waiver of any condition, covenant, duty, legal right, or remedy shall be implied by the failure of the Landlord to declare a forfeiture, complaint to Tenant, notify the Tenant, or take any other action or for any other reason. No waiver of any covenant, condition, duty, legal right, or remedy shall be valid unless it be in writing signed by the Landlord and no waiver by Landlord in respect to one Tenant shall constitute a waiver in favor of any other Tenant nor shall the waiver of a breach of any condition be claimed or pleaded to excuse a future breach of the same condition or covenant or any other condition or covenant.

Section 16.4. Liability for Costs and Expenses. Tenant covenants to pay on demand all Landlord's costs and expenses, including reasonable attorneys' fees and court costs incurred either directly or indirectly, in enforcing any obligation of Tenant under this lease in curing any default by Tenant as provided in Section 16.1., and in defending or otherwise participating in any legal proceedings initiated by or on behalf of Tenant wherein Landlord is not adjudicated to be in default under this lease.

XVII. ASSIGNMENTS AND SUBLETTING

Section 17. Conditions for Assignment of Subletting. Tenant may assign this Lease or sublease the Demised Premises, in whole or in part, to any governmental entity, quasi-governmental entity, or nonprofit organization without Landlord's consent upon written notice. For all other assignments, Tenant may assign, convey, or sublease the Demised Premises to affiliate with Landlord's review and approval. Landlord's consent shall not be unreasonably withheld, conditioned, or delayed. Any such assignment, conveyance, encumbrance, or subletting consented to by Landlord in writing shall not relieve Tenant from primary responsibility for the performance of all terms, obligations, covenants, and conditions of this lease. Consent by Landlord to any one or more assignments hereunder shall not be deemed to have exhausted Landlord's rights nor shall it be deemed to be a consent to any subsequent assignment by the Tenant, subtenant, or any other tenant of Sunnycrest Center.

XVIII. ACCESS TO PREMISES

Section 18. Inspection and Repairs. Landlord and its agents shall have the right to enter the Demised Premises at reasonable times and upon reasonable prior written notice (emergencies excepted) for the purpose of inspecting the same and making repairs, additions, or alterations thereto or to the building in which the Demised Premises are located and of exhibiting the Demised Premises to prospective purchasers, lenders, tenants during the last year of the Demised Term as may be extended. Landlord and its agents shall use commercially reasonable means not to disturb Tenant's business operations.

XIX. SUBORDINATION

Section 19. Subordination to Mortgages or Trust Deeds. If the mortgagee or trustee named in any first mortgage or trust deed placed on the property shall elect by written notice to Tenant to subject and subordinate the rights and interest of Tenant under this lease, in whole or in part, to the lien of its mortgage or trust deed, the rights and interest of Tenant under this lease shall be so subject and subordinate, provided that the mortgagee or trustee shall agree in said notice to recognize this lease of Tenant in the event of foreclosure if Tenant is not in default. Any mortgagee or trustee may, in the alternative, elect to give some or all of the rights and interest of Tenant under this lease priority over the lien of its mortgage or trust deed. The election of such mortgagee or trustee shall be binding upon Tenant, whether this lease is dated prior to or subsequent to the date of said mortgage or trust deed. Tenant shall execute and deliver whatever instruments may be required for such purposes and, in the event Tenant fails to do so within ten (10) days after demand in writing, Tenant does hereby make, constitute and irrevocably appoint Landlord as its attorney in fact and its name, place, and stead to execute those instruments. As a condition of subordination, Landlord shall obtain and deliver to Tenant a commercially reasonable subordination, non-disturbance, and attornment agreement (SNDA) from any mortgagee, ensuring Tenant's continued occupancy so long as Tenant is not in default.

XX. QUIET ENJOYMENT

Section 20.1. Ownership. Landlord is the owner of a tract of land herein called the SUNNYCREST CENTER. Tenant agrees that its lease is subject to all easements and restrictions of record affecting the property.

Section 20.2. Landlord's Warranty. Landlord covenants and agrees that so long as Tenant has committed no default which has not been cured under this lease, Tenant's peaceful and quiet possession of the Demised Premises during the term of this lease shall not be disturbed by the Landlord or anyone claiming by, through or under Landlord.

XXI. TENANT WARRANTIES

Section 21.1. Broker. Tenant warrants that it has had no contract dealings with any other broker or agent in connection with this lease other than Coldwell Banker Commercial Devonshire Realty whose commission shall be paid by Landlord pursuant to seperate agreement. It shall hold harmless, and indemnify Landlord from and against any and all costs, including reasonable attorneys' fees, expense or liability for any compensation, commissions, and charges claimed by any other broker or other agent with respect to this lease or negotiation thereof.

Section 21.2. Negative Covenants. Tenant covenants at all times during the term of this lease and all extensions thereof not to use the Demised Premises for any use not permitted by the provisions of Section 3.1, not to injure, overload, deface, or other wise harm said premises, nor to permit anything tending to create a nuisance or unreasonable annoyance or disturb any other tenant or any owner or occupant of neighboring property, nor use the said premises for any extra hazardous purpose or in any manner that will suspend, void, or make inoperative any policy or policies of insurance of the kind generally in use in the State of Illinois at any time carried on any improvement within Sunnycrest Center or in any manner which will increase the cost of any of Landlord's insurance or of any other Tenant's insurance, nor burn any trash or refuse within Sunnycrest Center, nor sell, display, distribute or give away any alcoholic liquors or beverages, nor sell, distribute, or give away any product which tends to create a nuisance in the common areas, nor make any use of said premises which is improper, offensive, or contrary to any law or ordinance or any regulation of any governmental authority, nor conduct or permit any going out of business, bankruptcy, fire, or auction sales on said premises, nor use any system for the reception of music which has not been approved by Landlord, nor use any advertising medium, such as handbills, flashing lights, search lights, loud speakers, phonographs, sound amplifiers, or radio or television receiving equipment in a manner to be seen or heard outside said premises, nor load, unload, or park any truck or other delivery vehicle in any area of Sunnycrest Center other than the area that is designated therefore by Landlord, nor use any sidewalks, walkways, malls, or common areas in Sunnycrest Center for the storage or disposal of trash or refuse or the keeping or displaying of any merchandise or other object, including but not limited to use of any of the foregoing for a news stand, cigar stand, sidewalk shop, or any business occupation or undertaking (such uses of such areas being reserved to Landlord and its designees), nor place any fence, structure, barricade, building, improvement, division, rail, or obstruction of any type or kind in any part of the common areas, nor use the malls, courts, and walks for any purpose other than pedestrian traffic, nor install or use any sign or other advertising device on the exterior of said premises other than a store identity sign approved by Landlord on that part of the exterior of said premises which fronts on the enclosed mall, nor use or permit the use of any portion of said premises as living quarters, sleeping apartments, or lodging rooms, nor do any act tending to injure the reputation of Sunnycrest Center, nor conduct nor allow upon said premises any business which is contrary to law.

Section 21.3. Insolvency and Similar Circumstances. If any adjudication in bankruptcy or if insolvency be rendered against Tenant or if a receiver of the business or assets of Tenant shall be appointed and not discharged within ninety (90) days after appointment, or if Tenant's interest under this lease or its fixtures and equipment upon the Demised Premises shall be taken or sold under or by virtue of any execution or judicial process or court order or any other process of law, or if Tenant shall make an assignment of its leasehold estate created herein for the benefit of creditors, then in such event Landlord shall have the immediate right to terminate this lease and no person shall acquire any interest under this lease or any right to use, occupy, or possess the Demised Premises by virtue of any such execution, judicial process, court order, or other legal proceeding.

Section 21.4. Covenant to Perform. Tenant shall perform promptly all of its obligations set forth in this lease and to pay when due all rentals, charges, costs, and other sums which, by the terms of this lease, are to be paid by Tenant without any set-offs or counterclaims whatsoever.

Section 21.5. Notice of Accidents. Tenant shall give Landlord prompt notice of any accident, casualty, damage, or similar occurrence in or to the Demised Premises or in common areas of which Tenant has knowledge.

XXII. SURRENDER OF POSSESSION

Section 22.1. Surrender in Good Condition. At the expiration of the tenancy of Tenant, whether by lapse of time or otherwise, Tenant shall surrender the Demised Premises in reasonably good condition and repair, reasonable wear and tear, loss by fire or other casualty, and acts of God excepted.

Section 22.2. Holding Over. In the event Tenant remains in possession of the Demised Premises after the expiration of the tenancy, and without execution of a new lease or an extension of this lease, Tenant shall be deemed to be occupying the said premises as a tenant from month to month ar “one hundred twenty-five percent (125%) of the fixed minimum rent”, and subject to all the other conditions, rents, provisions and obligations of this lease insofar as the same are applicable to a month to month tenancy. The provisions of this section do not waive Landlord's rights of re-entry of any other right hereunder pursuant to applicable law.

XXIII. TENANT'S WAIVER

Section 23. Exculpatory Clause. To the extent permitted by Illinois law and to the extent such claims are caused by the gross negligence or willful misconduct of the Landlord and Landlord's beneficiaries, agents, and employees, Landlord and Landlord's beneficiaries, agents, and employees shall not be liable for, and Tenant waives and releases all claims for, damage to person or property sustained by Tenant or any person claiming through Tenant resulting from any accident or occurrence in or upon the Demised Premises or the building of which they are a part or any other part of Sunnycrest Center, including but not limited to claims for damages resulting from any equipment or appurtenances becoming out of repair; Landlord's failure to keep said building or Demised Premises in repair; injury done or occasioned by wind, water, or other natural element; any defect in or failure of plumbing, heating or air conditioning equipment, electrical wiring, or installation thereof; gas, water, and steam pipes; stairs, porches, railings or walks; broken glass; the backing up of any sewer, pipe, or downspout; the bursting, leaking, or running of any tank, tub, washstand, water closet, wastepipe, drain, or any other pipe or tank in, upon, or about such building or Demised Premises; the escape of steam or hot water; water, snow, or ice being upon or coming through the roof, skylight, trap door, stairs, walks or any other place upon or near such building or the Demised Premises or otherwise; the falling of any fixture, plaster, or stucco; and, any act, omission, or negligence of co-tenants or of other persons or occupants of said building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property. All property belonging to the Tenant or any occupant of the premises that is in the building or the premises shall be there at the risk of the Tenant or of the person only, and the Landlord shall not be liable for damage thereto or theft or misappropriation thereof.

XXIV. RESERVED RIGHTS

Section 24.1. Rules and Regulations. Landlord reserves the right to make and promulgate such reasonable rules and regulations regarding use and occupancy of the common areas in Sunnycrest Center and the Demised Premises as it may deem necessary. Landlord may amend such rules from time to time as it sees fit. Tenant agrees that it and its employees and agents shall conform to all reasonable applicable rules and regulations which Landlord may make in the management and operating of Sunnycrest Center. Any such rules and regulations shall be reasonable, non-discriminatory, and shall not materially interfere with Tenant's permitted use of the Demised Premises.

Section 24.2. Exterior Portions of Buildings. Landlord expressly reserves all rights to the exterior portions of the walls and roofs of any and all buildings located on the premises.

XXV. NOTICE

Section 25. Serving Notice. Any notice or demand required under this lease shall be deemed to be properly served if hand delivered or mailed to the Landlord, c/o Jeffrey Davis, at 306 W. Church St., Champaing, Illinois 61820, and emailed a copy of any such notice to jdavis@meyercapel.com, or such other place and email address as Landlord may designate in writing; or if to Tenant, hand delivered or mailed at its address as stated on the coverage page to this lease, and emailed to ________________ or to any other addresses or email addresses which Tenant may designate by notice in writing to Landlord.

XXVI. GENERAL PROVISIONS

Section 26.1. Relationship of the Parties. Nothing contained herein shall be deemed or construed by the parties nor by any third party as creating the relationship of principal and agent or of a partnership or of a joint venture between the parties hereto, or any other relationship other than the relationship of Landlord and Tenant.

Section 26.2. Gender. The use of any pronoun shall be read as masculine, feminine, or neuter, as the case may require, and the singular shall be construed as the plural and vice versa, as the case may require.

Section 26.3. Force Majeure. Whenever a period of time is provided in this lease for either party to do or perform any act or thing, said party shall not be liable or responsible for any delays due to strikes, lockouts, casualties, acts of God, war, governmental regulation or control, or other causes beyond the reasonable control of said party; and, in any such event, said time period shall be extended for the amount of time said party is so delayed, provided that this paragraph shall not apply to Tenant's covenants to pay rent and other charges hereunder.

Section 26.4. Cumulative Remedies. All rights and remedies herein or otherwise conferred upon or reserved to Landlord shall be cumulative and shall not be deemed inconsistent with each other and shall not be considered to exclude or expend any other remedy. Such rights and remedies shall be in addition to every other remedy given herein or now or hereafter existing at law or in equity or by Statute and every power and remedy given by this lease to Landlord may be exercised from time to time and so often as occasion may arise or as may be deemed expedient. Any two or more or all of such rights and remedies may be exercised at the same time.

Section 26.5. Applicable Law and Construction. The laws of the State of Illinois shall govern the validity, performance, and enforcement of this lease. The invalidity or unenforceability of any provision of this lease shall not affect or impair any other provision. The headings of the several sections contained herein are for convenience only and do not define them or construe the contents of such articles or sections.

Section 26.6. Complete Agreement. Submission of this instrument for examination and negotiation does not constitute an offer to lease or a reservation of or option for the Demised Premises and this instrument is effective and binding only upon the execution and delivery thereof by Landlord and by Tenant. This instrument contains all negotiations, considerations, representations, and understandings between Landlord, Landlord's agent or their successors, and Tenant, and no act or omission of any employee or other agent of Landlord or of Landlord's broker shall alter, change, or modify any of the provisions hereof.

Section 26.7. Covenants. Anything stated herein to the contrary notwithstanding, the covenants, agreements, terms, provisions, and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind, and insure to the benefit of the parties and their respective personal representatives, heirs, successors, and assigns. Landlord, at any time may make an assignment of its interest in this lease and, in the event of such assignment and the assumption by the assignee of the covenants and agreements to be performed by the Landlord, Landlord and its successors and assigns other than the assignee of this lease shall be released from any and all liability hereunder.

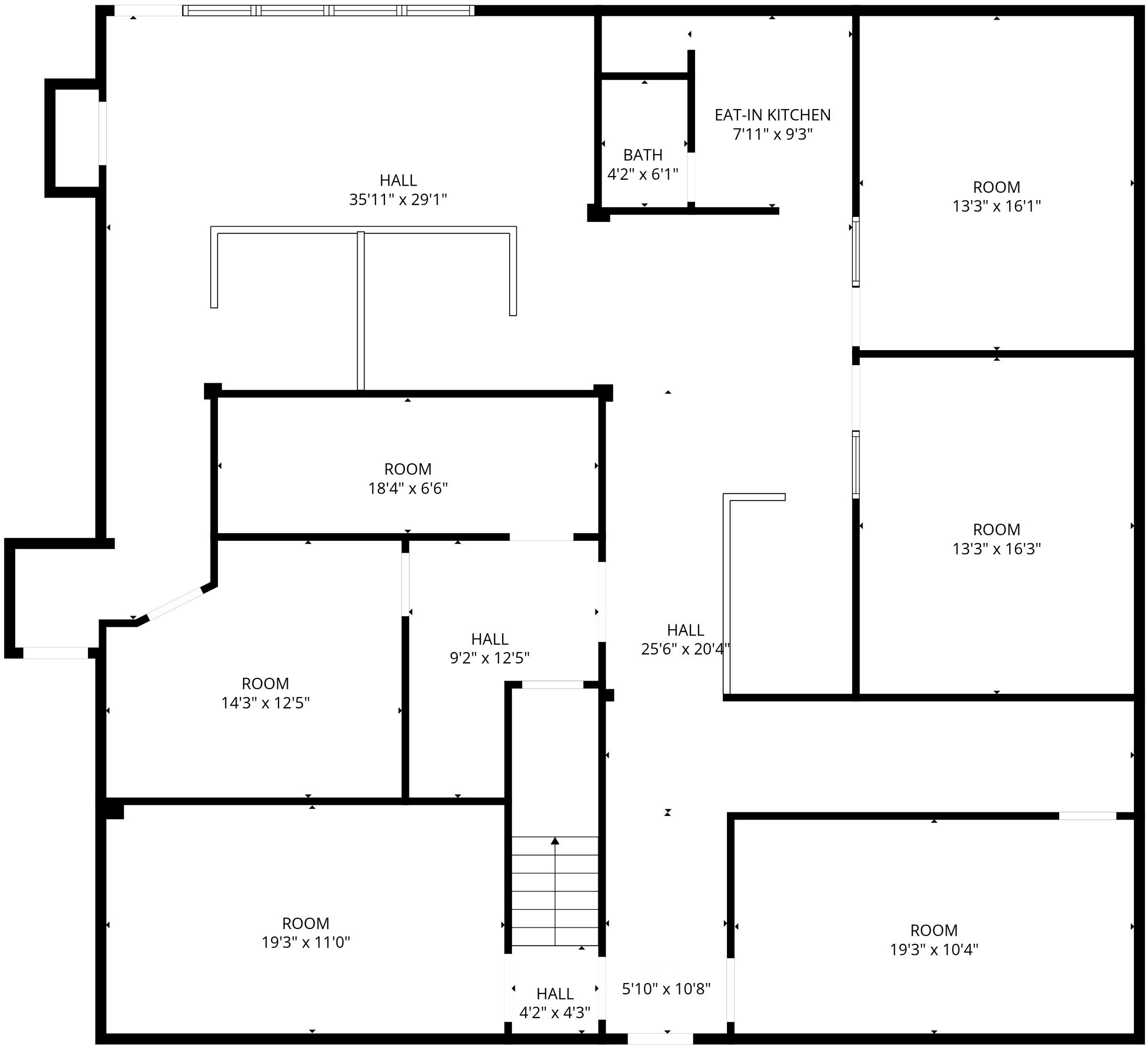
IN WITNESS WHEREOF, Landlord and Tenant have executed this lease on the day and year first above written.

LANDLORD: HD REAL ESTATE GROUP, LLC

By: ___________________________ Dated: ____________
Jeffrey M. Davis, Manager

TENANT: City of Urbana

___________________________ Dated: ____________


HALL
35'11" x 29'1"
BATH
4'2" x 6'1"
EAT-IN KITCHEN
7'11" x 9'3"
ROOM
13'3" x 16'1"
ROOM
18'4" x 6'6"
ROOM
13'3" x 16'3"
ROOM
14'3" x 12'5"
HALL
9'2" x 12'5"
HALL
25'6" x 20'4"
ROOM
19'3" x 11'0"
HALL
4'2" x 4'3"
5'10" x 10'8"
ROOM
19'3" x 10'4"

Ordinance No. 2024-12-042

AN ORDINANCE ESTABLISHING APPROVAL, POLICY, AND REPORTING REQUIREMENTS FOR SURVEILLANCE TECHNOLOGY

WHEREAS, the City of Urbana ("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, the City of Urbana reaffirmed its commitment as a sanctuary city in Resolution No. 2016-12-070R, stating that "the City Council and the Mayor will join with councils and mayors from other communities around the country to stand with our immigrant residents and defend policies that welcome and protect immigrants…" and that "no city employee or official or department or agency of the City of Urbana shall request information about or otherwise investigate or assist in the investigation of the citizenship or immigration status of any person unless such inquiry or the investigation is required by a court order…"; and

WHEREAS, the City of Urbana adopted the Ten Shared Principles on June 22, 2020 in Resolution No. 2020-06-031R which states "We reject discrimination toward any person that is based on race, ethnicity, religion, color, nationality, immigrant status, sexual orientation, gender, disability, or familial status;" provides support to "build and rebuild trust through procedural justice, transparency, accountability, and honest recognition of past and present obstacles" and advocates for "the four pillars of procedural justice, which are fairness, voice (i.e., an opportunity for citizens and police to believe they are heard), transparency, and impartiality"; and

WHEREAS, it is the Urbana City Council ("Council" or "City Council") and City's responsibility to legislate matters of public safety and accountability to the public, and any use or expense of surveillance technology require due public process and approval from City Council; and

WHEREAS, the Urbana City Council finds that no decision relating to surveillance technology should be made without collaborative community input and consideration of the impact such technologies may have on civil rights and civil liberties, including those rights guaranteed by Article I of the Illinois Constitution and the First, Fourth, and Fourteenth Amendments to the United States Constitution; and

WHEREAS, the use of surveillance technologies are known to have had a significant, detrimental impact on civil rights and civil liberties, namely the invasion of an individual's privacy and infringing on their right to be left alone, including those guaranteed by the First, Fourth and Fourteenth Amendments to the United States Constitution, and thus it is incumbent on the police seeking to fund, acquire, or use a surveillance technology to expressly identify the potential adverse impacts the technology may have on civil rights and civil liberties and what specific measures it will undertake to prevent such adverse impacts; and

WHEREAS, surveillance technologies can create oppressive, stigmatizing environments when used indiscriminately, continuously, or pervasively, especially for communities that have historically been disproportionately targeted by their use, such as communities of color, low-income communities, and politically active communities; and

WHEREAS, the urgency to publicly process the acquisition of surveillance technologies is necessitated by new concerns whether surveillance technologies will be used to apprehend people from out-of-state seeking abortions and other reproductive healthcare in Illinois; people without legal immigration status who seek asylum and would be sought for deportation; peaceful individuals or organizations exercising their rights, including expressing grievances against the government; and people whose race, national origin, ethnic identity, gender identity, sexual orientation, or other protected demographics place them under potential for additional surveillance; and

WHEREAS, the need for a public process to acquire surveillance technologies is further required because of the likelihood that federal law enforcement agencies will access any data stored by surveillance technologies; and

WHEREAS, as of the passing of this ordinance, there is no current city policy on the use and acquisition of police surveillance technology, and it is therefore necessary to clarify the Council's position on the required processes of public accountability;

NOW THEREFORE BE IT ORDAINED by the City Council, of the City of Urbana, Illinois, as follows:

Section 1. Purpose:

The purpose of this ordinance is to provide transparency, oversight, and accountability regarding the acquisition and use of surveillance technology and the data it collects by the City of Urbana police department, and to protect privacy, civil rights, and racial and immigrant justice.

Section 2. Approval Process for Surveillance Technology Acquisition or Use

(a) When the Police Department seeks to acquire or use new surveillance technology or change an existing Use Policy, it shall, prior to such acquisition or use obtain approval by majority vote of the Urbana City Council prior to purchasing, acquiring, or using any new surveillance technology (as defined in Attachment A of this Ordinance), which includes adding data from a new source or new analytic tools in a manner which changes the functionality of the existing data collected by the surveillance technology.

(b) At least thirty (30) days prior to seeking approval of a surveillance technology, the City shall submit to the City Council and make publicly available a written and unredacted surveillance technology "Use Report," along with a draft of the proposed surveillance technology "Use Policy" *(as defined in Attachment A of this Ordinance)*. During this time, the public will have the opportunity to provide input to the City Council.

(c) Once approved or denied by the City Council, surveillance technology may be reconsidered under the following circumstances and procedures:

(1) Twelve (12) months or more after its most recent vote to approve or reconsider the technology;

(2) At any time, due to a demonstrable material change in circumstances that may affect the City Council's intent in previously approving or denying the use of a particular technology, including but not limited to the following:

a. evidence showing that the approved use of a technology has led to an outcome indicating a discriminatory impact or some other infringement of individual rights;

b. a change in the law that changes or materially impacts the previously approved or denied use of such technology;

c. the revelation of a previously unknown capability, functionality, or application of the approved technology that is inconsistent with the City Council's previous intent in approving or denying the technology; or

(3) A request to reconsider a previously approved or denied surveillance technology may be placed on a Committee of the Whole agenda by the Mayor or by council members consistent with City Council rules in effect at the time of the request.

(4) Once a request for reconsideration is placed on a Committee of the Whole agenda, the City Council must then vote on whether to proceed with formal reconsideration of the technology.

(5) Approval of reconsideration under paragraph (c)(1) of this section shall be by a simple council majority. Approval of reconsideration under paragraph (c)(2) of this section shall be by a 2/3 vote of the corporate authorities.
(6) If a request for reconsideration is approved by the City Council, the party requesting reconsideration will present to the City Council the material basis for the reconsideration, if applicable, and any proposed Council action, at a future Committee of the Whole meeting.

Section 3. Standard for Approval of Surveillance Technology

a) When evaluating a request for the use of surveillance technology, the City Council may consider a range of factors, including but not limited to:

i) The potential public safety benefits and effectiveness of the technology.
ii) The economic, social, and community costs associated with its implementation and use.
iii) Any potential impacts on civil liberties and civil rights, including privacy concerns.
iv) The possibility of disparate impacts on specific communities or groups.
v) Safeguards or oversight mechanisms that could mitigate risks or unintended consequences.
vi) Alternative methods or technologies that could achieve similar outcomes with fewer negative effects.

Section 4. Reporting and Approval of Existing Surveillance Technologies

(a) For all existing or hereinafter approved surveillance technology in use, a "Surveillance Technology Annual Report" will be publicly available and presented to City Council each year, which includes a current copy of the "Use Policy" for each technology and other information included in the definitions in Attachment A.

(b) For all surveillance technology referenced here that are already in use at the time this Ordinance is approved:

(i) The City shall present to City Council a "Use Report" and "Use Policy" for each technology in use, within one hundred twenty (120) days of the passing of this Ordinance, unless otherwise extended with approval by majority vote from City Council. No more than two (2) extensions shall be granted for any individual technology or database in use.

(ii) The existing surveillance technologies shall require a formal approval process (as outlined in Section 2 and 3 of this Ordinance) as soon as the information on each technology is made available.

(iii) If the Council has not approved the continuing use of the surveillance technology, including the Use Report and the Use Policy, within one hundred eighty (180) days of its submission to the Council, unless otherwise extended, the City Department shall cease its use of the surveillance technology and the sharing of surveillance data therefrom until such time as Council approval by majority vote is obtained in accordance with this Ordinance.

(iv) During the period that continued use is not yet approved, the technology or database contract shall not be renewed or extended even if the result would be the termination of availability of the use before one hundred eighty (180) days.

Section 5. Contractual Agreements Involving Surveillance Technology

(a) Except where otherwise allowed under this Ordinance all contracts or agreements for the acquisition or use of surveillance technology, regardless of duration or cost, shall require formal approval by a majority vote of the City Council prior to execution.

(b) Prior to approval, City Departments, through the Mayor's Office, shall provide all members of City Council with a complete copy of any and all contract(s) or other agreement(s) for the purchase, acquisition, or use of any new surveillance technology. Consistent with its obligations under the Illinois Freedom of Information Act (FOIA) and current practice, the City shall not enter into a nondisclosure agreement or contractual confidentiality provision with any surveillance technology vendor or third party provider that limits or purports to limit the disclosure of records or information subject to FOIA..

(c) The City shall not enter into any contract or other agreement that facilitates the sharing of surveillance data in the City's possession with any non-governmental entity or third party in exchange for money or other consideration, whether or not such surveillance data was generated by or is owned by the City. Any such contracts or agreements signed prior to the enactment of this ordinance that are inconsistent with this section shall be terminated as soon as is permissible under the terms of the agreement.

Section 6. Disaster Circumstances

(a) Notwithstanding the provisions of this ordinance, the Urbana Police Department may temporarily acquire or temporarily use surveillance technology in disaster circumstances for a period not to exceed thirty (30) days, with approval from the Mayor or their designee, without following the provisions of approval stated in this ordinance before that acquisition or use. No more than two (2) consecutive periods of disaster circumstantial use shall be granted for any individual technology or database.

(b) If the Urbana Police Department acquires or uses surveillance technology in disaster circumstances under this section, the Department must:

(i) Report that acquisition or use to the City Council in writing within thirty (30) days following the end of those disaster circumstances and the use of the surveillance technology.

(ii) Submit a Use Report and, if necessary, a technology-specific Use Policy to the City Council regarding that Surveillance Technology within thirty (30) days following the end of those disaster circumstances.

(iii) Include that surveillance technology in the next Surveillance Technology Annual Report to the City Council following the end of those disaster circumstances.

(iv) If the City Department is unable to meet the 30-day timeline to submit a surveillance technology Use Report and, if necessary, a technology-specific Use Policy to the City Council, the City Department must notify the City Council in writing requesting to extend this period. The City Council may grant extensions in 30-day increments beyond the original 30-day timeline to submit a surveillance technology Use Report, and, if necessary, a technology-specific Use Policy.

(v) Any surveillance technology Use Report, and, if necessary, any technology-specific Use Policy submitted to the City Council under this subsection shall be made publicly available on the City's website upon submission to the City Council.

(vi) Any Surveillance Technology Use Report and, if necessary, technology-specific Use Policy submitted to the City Council under this section may be redacted to the extent required to comply with an order by a court of competent jurisdiction, or to exclude information that, in the reasonable discretion of the Urbana Police Department or other City Department, would, if disclosed, materially jeopardize an ongoing investigation or otherwise represent a significant risk to public safety and security; provided, however, that any information redacted pursuant to this paragraph will be released in the next Surveillance Technology Annual Report following the point at which the reason for such redaction no longer exists.

(c) Departments using approved surveillance technologies or other technologies with unutilized and unapproved surveillance capabilities may apply a technical patch or upgrade that is necessary to maintain essential operations or to mitigate cyber security threats to the City. The department shall not use any unapproved new surveillance capabilities of the technology until the requirements of this ordinance are met or unless the Mayor or the Mayor's designee determines that the use is unavoidable; in that case, the Mayor shall request City Council approval as soon as possible. The request shall include a report to the City Council of how the altered surveillance capabilities were used since the time of the upgrade.

Section 7. Destruction of Improperly Collected Data

(a) Prohibition on Use or Disclosure

Any data collected through the use of surveillance technology in violation of this ordinance, and any data or information derived from such data, shall not:

1. Be knowingly used or introduced as evidence by any City department, agency, employee, or official in any criminal, civil, or administrative proceeding against any member of the public, except in a proceeding alleging a violation of this ordinance; or
2. Be knowingly disclosed or provided by any City department, agency, employee, or official to any other person or entity for the purpose of investigation, enforcement, or evidentiary use.

(b) Preservation Pending Review

Upon discovery that data may have been created or collected in violation of this ordinance, the City department possessing the data shall:

1. Segregate and preserve the data pending review; and
2. Promptly notify the appropriate prosecuting authority if the data relates to a known or reasonably foreseeable criminal investigation or prosecution.

(c) Review for Evidentiary and Discovery Obligations

Before any deletion or destruction of data subject to this section:

1. The appropriate prosecuting authority shall be given a reasonable opportunity to determine whether the data must be preserved to comply with constitutional, statutory, or court-imposed disclosure obligations, including obligations recognized under Brady v. Maryland and applicable Illinois discovery rules.

2. If the prosecuting authority determines that the data may be material to the defense in a criminal case, a copy of the potentially material data shall be disclosed to the defendant in accordance with applicable law before any deletion or destruction.

(d) Deletion and Destruction

After completion of the review described above, and once the City determines that retention is not required by law, court order, evidentiary obligations, or pending litigation, the data and any derivatives shall be permanently deleted or destroyed as soon as possible under applicable records retention requirements.

(e) Documentation

The City department or agency responsible for the surveillance technology shall document:

1. The determination that the data was collected in violation of this ordinance;
2. Any review conducted under subsection (c); and
3. The date and method of deletion or destruction.

Such documentation shall be retained in accordance with applicable records retention laws.

Section 8. Surveillance Technology Reporting Oversight and Policy Review

(a) The Civilian Police Review Board (CPRB) shall review each Surveillance Technology Annual Report, Use Report, and Use Policy of surveillance technology or database subject to this ordinance, with a final vote on the recommendation by CBRP before moving to the Urbana City Council Committee of the Whole. If the CPRB is not able to review the reports and policies in a reasonable time-frame due to logistical factors, the City Department will present the reason for lack of CPRB review to council.

(b) The CPRB and the Human Rights Commission (HRC) may hear complaints within their existing authority under the City Code that involve the use of surveillance technology or databases.

(c) Upon request by the CPRB or HRC, City Departments shall provide records relevant to a complaint properly before that body that involves the use of surveillance technology or databases.

(d) The City Council and CPRB, in its review of Surveillance Technology Annual Reports and Use Reports, may request and shall be entitled to receive and review records related to the use of such technology by City Departments.

Section 9. Incorporation of State Law; Conflict

The Protecting Household Privacy Act, 5 Illinois Compiled States 855/1 set seq., the Freedom from Drone Surveillance Act, 725 Illinois Compiled Statutes 167/1 et seq., and the Freedom from Location Surveillance Act, 725 Illinois Compiled Statutes 168/1 et seq., are incorporated herein by reference as part of this article. In the case of a conflict between a provision of state law and a provision of this article, the more stringent provision shall control.

Section 10. Definitions

The list of relevant definitions is included in Attachment A as part of this Ordinance.

[The final version will be formatted for city code]

PASSED BY THE CITY COUNCIL this ___ day of _____, 2026.

AYES:

NAYS:

ABSTENTIONS:

Darcy E. Sanderfur, City Clerk

APPROVED BY THE MAYOR this ____ day of______, 2026.

Diane Wolfe Marlin, Mayor

ATTACHMENT A

(Ordinance No. 2024-12-042)

Definitions:

1) Disaster Circumstances mean occurrences that are determined by the Mayor or their designee to meet the definition of a "disaster" under the Illinois Emergency Management Agency Act (220 ILCS 3305/1 et seq), meaning "an occurrence or threat of widespread or severe damage, injury or loss of life or property resulting from any natural, technological, or human cause, including but not limited to fire, flood, earthquake, wind, storm, hazardous materials spill or other water contamination requiring emergency action to avert danger or damage, epidemic, air contamination, blight, extended periods of severe and inclement weather, drought, infestation, critical shortages of essential fuels and energy, explosion, riot, hostile military or paramilitary action, public health emergencies, cyber incidents, or acts of domestic terrorism." The use of surveillance technology in disaster circumstances shall not infringe upon an individual's right to peacefully protest or exercise other lawful and protected constitutional rights.

2) Surveillance means the act of observing or analyzing the movements, behavior, or actions of identifiable individuals.

4) Surveillance Technology means any device, hardware, or software that is capable of collecting, capturing, recording, retaining, processing, intercepting, analyzing, monitoring, or sharing audio, visual, digital, location, thermal, biometric, associational, or similar information specifically associated with, or capable of being associated with, any identifiable individual or group; or any system, device, or vehicle that is equipped with an electronic surveillance monitoring device, hardware, or software.

a) Examples of Surveillance Technology include, but are not limited to:

1. International mobile subscriber identity (IMSI) catchers and other cell-site simulators;
2. Automatic license plate readers;
3. Closed-circuit television cameras except as otherwise provided herein;
4. Biometric Surveillance Technology, including facial, voice, iris, and gait-recognition software and databases;
5. Gunshot detection and location hardware and services;
6. GPS tracking systems that monitor an individual's location without authorization;
7. X-ray vans;
8. Video and audio monitoring and/or recording technology that can be remotely accessed, including privately owned devices such as doorbell or private security cameras;

9. Surveillance enabled or capable light bulbs or light fixtures;
10. Tools, including software and hardware, used to gain unauthorized access to a mobile device, computer, computer service, or computer network;
11. Social media monitoring software;
12. Through-the-wall radar or similar imaging technology;
13. Passive scanners of radio networks;
14. Long-range Bluetooth and other wireless-scanning devices;
15. Thermal imaging or "forward-looking infrared" devices or cameras;
16. Electronic database systems containing or analyzing surveillance data about identifiable individuals;
17. Radio-frequency identification (RFID) scanners; and
18. Use of aerial drones by or on behalf of the City within City limits, in addition to compliance with the Illinois Freedom from Drone Surveillance Act
19. Software designed to integrate or analyze data from surveillance technology, including surveillance target tracking and predictive policing software.

b) Surveillance Technology does not include the following devices, software, or hardware, which are exempt from the requirements of this ordinance, unless the devices, hardware, or software are modified to include additional surveillance capabilities:

1. Routine office hardware, such as televisions, computers, and printers, that are in widespread public use and will not be used for any surveillance or surveillance- related functions;
2. Parking ticket devices (PTDs) and related databases;
3. Manually-operated, non-wearable, handheld digital cameras, audio recorders, and video recorders that are not designed to be used surreptitiously and whose functionality is used for manually capturing and manually downloading video and/or audio recordings;
4. Cameras installed in or on a police vehicle;
5. Body-worn cameras as required by the Illinois Law Enforcement-Worn Body Camera Act, 50 ILCS 706/10-1 *et seq.*, as amended;
6. Cameras installed pursuant to state law authorization in or on any vehicle or along a public right-of-way solely to record traffic violations or traffic patterns, provided that the Surveillance Data gathered is used only for that purpose;
7. Surveillance devices that cannot record or transmit audio or video or be remotely accessed, such as image stabilizing binoculars or night vision goggles;
8. City databases that do not and will not contain any Surveillance Data or other information collected, captured, recorded, retained, processed, intercepted, or analyzed by Surveillance Technology;

9. Manually-operated technological devices that are used primarily for internal City communications and are not designed to surreptitiously collect Surveillance Data, such as radios and email systems;
10. Card readers and key fobs used by City employees and other authorized persons for access to City-owned or controlled buildings and property;
11. Cameras installed on City property solely for security purposes, including closed-circuit television cameras installed by the City to monitor entryways and outdoor areas of City-owned or controlled buildings and property for the purpose of controlling access, maintaining the safety of City employees and visitors to City buildings, and protecting City property;
12. Security cameras including closed-circuit television cameras installed by the City to monitor cashiers' windows and other cash-handling operations on City property and to maintain the safety of City employees and visitors to such areas;
13. Technology that monitors only City employees in response to complaints of wrongdoing or in order to prevent waste, fraud, or abuse of City resources.
14. Personal communication devices that have not been modified beyond stock manufacturer capabilities in a manner described above, provided that any bundled Face Recognition Technology is only used for the sole purpose of user authentication in the regular course of conducting City business.

(c) "Use Report" shall mean a publicly released, legally enforceable written report that includes, at a minimum, the following:

(i) Information describing the surveillance technology and how it works.

(ii) Information on the proposed purpose(s) of the surveillance technology.

(iii) If the surveillance technology will not be uniformly deployed throughout the city, what factors will be used to determine where the technology will be deployed or targeted, and the location(s) where it may be deployed and crime statistics for such location(s).

(iv) The fiscal impact of the surveillance technology, including initial purchase and other known ongoing costs, including impact on personnel time, along with any current or potential sources of funding.

(v) An assessment of whether use of the surveillance technology will have an unwarranted disparate impact on protected classes and demographics, as defined in the Illinois Civil Rights Act of 2003, the Urbana Human Rights Ordinance, and other relevant laws and policies.

(vi) An assessment identifying any potential adverse impacts the surveillance technology, if deployed, might have on civil liberties and civil rights, and what specific, affirmative measures will be implemented to safeguard the public from the potential adverse impacts.

(vii) Whether use or maintenance of the surveillance technology will require data gathered by the technology to be handled or stored by a third-party vendor on an ongoing basis.

(d) "Use Policy" shall mean a publicly released, legally enforceable written policy governing the use of the surveillance technology that, at a minimum, includes and addresses the following:

(i) Purpose: What specific purpose(s) the surveillance technology is intended to advance.

(ii) Description of the authorization for use of the surveillance technology: specifically, what legal and procedural rules will govern each authorized use; what potential uses of the surveillance technology will be expressly prohibited such as the warrantless surveillance of public events and gatherings; and how and under what circumstances will surveillance data that was collected, captured, recorded, or intercepted by the police technology be analyzed and reviewed.

(iii) Description of data collection, protection, and retention: specifically, what types of surveillance data will be collected, captured, recorded, intercepted, or retained by the police technology; what safeguards will be used to protect surveillance data from unauthorized access; for what maximum limited time period the surveillance data will be retained; and by what process the surveillance data will be regularly deleted after the retention period.

(iv) Description of data sharing: specifically, which governmental agencies, departments, bureaus, divisions, or units will be approved for data sharing; how such sharing is necessary for the stated purpose and use of the surveillance technology; and what mechanisms will ensure any entity sharing access to the surveillance technology or surveillance data complies with the applicable surveillance use requirements within the Urbana "Use Policy" and does not further disclose the surveillance data to unauthorized persons and entities.

(v) Training: The training required for any individual authorized to use the surveillance technology or to access information collected by the surveillance technology.

(vi) Auditing and Oversight: The mechanisms to ensure that the surveillance use policy is followed, including internal personnel assigned to ensure compliance with the surveillance use policy, internal record keeping of the use of the technology or access to information collected by the technology, technical measures to monitor for misuse, any independent person or entity with oversight authority.

(e) "Surveillance Technology Annual Report" shall mean a written report covering each surveillance technology in use over the past year that is publicly released at least once per year and shall, at a minimum, include the following:

(i) A summary of how each surveillance technology was used, including locations and neighborhoods where technology or equipment was deployed, and information that may assist the City Council to assess whether the surveillance technology has been effective at achieving its identified purposes.

(ii) Total annual costs for each surveillance technology and database, including personnel and other ongoing costs, and what source of funding will fund the technology in the coming year.

(iii) How often and what type of collected surveillance data was shared with and received from any external persons or entities; under what legal standard(s) the information was disclosed; and the justification for the disclosure(s).

(iv) A summary of complaints or concerns that were received about each surveillance technology.

(v) The results of any internal audits, any information about violations of the Use Policy, and any actions taken in response to complaints or concerns.

(vi) Justification for the continued use of each surveillance technology.