



DATE: Thursday, March 19, 2026
TIME: 3:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

- A. Call to Order
- B. Selection of Public Member
- C. Selection of Chairperson
- D. Review of Minutes
 - 1. March 4, 2025 Minutes
- E. Public Comment
- F. Overview of TIF Activities and Projects
 - 1. [FY 2025 Report and Presentation](#)
- G. Comments and Questions
- H. Adjournment



TO: TIF Joint Review Board Members

FROM: Michael McMahon, Economic Development & TIF Administrator

DATE: March 4, 2026

RE: **Summary of Activities in All TIF Districts for Fiscal Year 2025**

The following is a summary of the projects and activities that took place in the TIF districts during Fiscal Year 2025, covering the period of July 1, 2024, through June 30, 2025.

TIF District Four

Expires December 31, 2025

Beginning Balance:	\$ 7,441,140
Revenues FY2025:	\$ 1,937,702
Expenditures FY2025:	\$ 949,182
End Balance:	\$ 8,429,660

When created in 2001, TIF 4 had an Equal Assessed Value of \$7,737,915 and as of tax year 2024 the EAV reached \$28,761,760.

Per an intergovernmental agreement, \$227,889.13 was reimbursed to the Urbana Park District for eligible park improvements in FY2025. \$211,039.19 was distributed to Urbana School District 116 for expenditures for student vocational training.

Other Activities

The City expended \$21,602 on professional planning services; \$3,822 on development incentives; \$14,382 on marketing and promotional services; and \$469,588 professional fees and public works infrastructure improvements.

Central TIF District

Expires December 31, 2040

Beginning Balance:	\$ 3,518,188
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Revenues FY2025:	\$ 1,049,317
Expenditures FY2025:	\$ 6,492,532
End Balance:	\$ (1,925,027)

When created in 2016, Central TIF had an Equal Assessed Value of \$13,593,900 and as of tax year 2024 the EVA reached \$21,535,750.

Business Assistance

In FY2025, the City provided two Commercial Signage Grants, awarded and closed out two TIF RIP Grants, and made payments on two Redevelopment Agreements.

Commercial Signage Grants

The City granted and reimbursed one Commercial Signage Grant totaling \$455.17 to the following businesses to Elm Street Coffee.

Cloud Mountain (208 W Griggs Street)

In 2024, Cloud Mountain Kombucha moved from Lincoln Square Mall to its new location at 208 W. Griggs Street. Property owner Andrew Baumgartner sought a TIF RIP Grant to cover costs for both exterior renovations and interior construction of the kombucha brewery and taproom. The total eligible cost for the project amounted to \$168,682. The remodeling was finished in June 2025, and after submitting receipts for qualifying expenses, a reimbursement of \$25,000 was provided.

Yellow Rabbit Speakeasy (136 West Main Street)

In 2024, Dan Maloney of D&E Enterprises, LLC applied for a TIF RIP Grant to convert the basement at 136 West Main Street (Cohen Building) into the Yellow Rabbit Speakeasy. D&E Enterprises acquired the property in July 2016 and renovated it, adding a restaurant on the first floor, offices on the second floor, and apartment spaces. The basement remained vacant and was not included in the main redevelopment project. This new project was finished in spring 2025, with eligible costs totaling \$186,957. The grant reimbursement came to \$35,000.

200 South Vine St. LLC

In FY2019, the City entered into a Redevelopment Agreement with Green Street Realty to construct a 42-unit townhome-style development on the site at an investment of \$8 million. Construction began in 2020. Per the Redevelopment Agreement, the City will reimburse the developer for eligible expenses related to the project on an annual schedule beginning the first year following the project completion date which will be in FY22. The annual reimbursement will be equal to such percentage of the incremental property taxes attributable to the property which are received by the City in each such calendar year beginning with 100% the first year, 80% the second, 60% the third, 40% the fourth and 20% the fifth and final year. In FY2025, the City reimbursed \$172,908.27 to 200 S. Vine St. LLC.

Hotel Royer

In 2019, the City signed a Redevelopment Agreement with Marksons Affiliates, LLC to renovate the Urbana Landmark Hotel as part of the Tapestry Collection by Hilton. Due to the COVID-19 pandemic and other construction issues, the project experienced delays, leading the City to grant several extensions for completion. In 2020, ICON Hospitality acquired the property and became the main developer. The renovation was completed in 2025 with the City issuing a Certificate of Occupancy on April 17, 2025. Following verification of project expenses and necessary equity, the City fulfilled its obligations under the Redevelopment Agreement by making a \$5,200,000 payment from Central TIF proceeds.

Adult Education Building (211 N. Race Street)

In 2023, the City of Urbana purchased the Adult Education Building at 211 N. Race Street from the Urbana School District for \$1.00. According to their agreement, the City assumed ownership and agreed to cover all future expenses for redeveloping the property, including environmental cleanup and demolition. In fiscal year 2025, \$510,000 was spent on professional services, site preparation (including environmental remediation), and demolishing the building.

Other Activities

Other expenses from the Central TIF included \$235,558 personal and professional planning; \$194,281 for advertising, marketing and public education; \$17,940 other public works improvements; and \$94,778 professional services for the Boneyard Creek and the Curbanas in Downtown.

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

Item F1.

FY 2025

Name of Redevelopment Project Area:

Central

Primary Use of Redevelopment Project Area*: Central Business
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (Labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (Labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).		x
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	x	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O.)	x	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2025

Name of Redevelopment Project Area:

Central

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 3,518,188

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 868,276	\$ 3,594,343	90%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 178,542	\$ 380,167	10%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 2,499	\$ 3,437	0%

All Amount Deposited in Special Tax Allocation Fund \$ 1,049,317

Cumulative Total Revenues/Cash Receipts \$ 3,977,947 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 6,492,532

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 6,492,532

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (5,443,215)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ (1,925,027)

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

Central

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
PERSONEL	\$ 76,908	
PROFESSIONAL SERVICES	\$ 158,650	
		\$ 235,558
2. Annual administrative cost.		
ADMINISTRATION	\$ 4,936	
		\$ 4,936
3. Cost of marketing sites.		
DOWNTOWN MARKETING	\$ 194,281	
		\$ 194,281
4. Property assembly cost and site preparation costs.		
SITE PREPERATION	\$ 510,076	
		\$ 510,076
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
DEVELOPMENT INCENTIVES	\$ 5,434,963	
PROFESSIONAL SERVICES	\$ 72,078	
6. Costs of the constructuion of public works or improvements.		
PUBLIC WORKS IMPROVEMENTS	\$ 17,940	
		\$ 17,940

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
OTHER CONTRACTURAL SERVICES	\$22,700.00	
		\$ 22,700
TOTAL ITEMIZED EXPENDITURES		\$ 6,492,532

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2025

Name of Redevelopment Project Area:

Central

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$ (1,925,027)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$ -

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS/(DEFICIT)

\$ (1,925,027)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

Central

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

Central

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	7
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	3

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 34,595,842	\$ -	\$ -
Public Investment Undertaken	\$ 5,961,858	\$ -	\$ -
Ratio of Private/Public Investment	5 57/71		0

Project 1 Name: 200 Vine Street Redevelopment

Private Investment Undertaken (See Instructions)	\$ 8,000,000		
Public Investment Undertaken	\$ 375,423		
Ratio of Private/Public Investment	21 30/97		0

Project 2 Name: D&E - Cohen Building

Private Investment Undertaken (See Instructions)	\$ 1,080,959		
Public Investment Undertaken	\$ 318,155		
Ratio of Private/Public Investment	3 33/83		0

Project 3 Name: Elizabeth Hunter - Fish Alley

Private Investment Undertaken (See Instructions)	\$ 177,564		
Public Investment Undertaken	\$ 5,280		
Ratio of Private/Public Investment	33 17/27		0

Project 4 Name: Encanto Signage

Private Investment Undertaken (See Instructions)	\$ 7,500		
Public Investment Undertaken	\$ 3,000		
Ratio of Private/Public Investment	2 1/2		0

Project 5 Name: Yellow Rabbit

Private Investment Undertaken (See Instructions)	\$ 186,958		
Public Investment Undertaken	\$ 35,000		
Ratio of Private/Public Investment	5 14/41		0

Project 6 Name: Cloud Mountain

Private Investment Undertaken (See Instructions)	\$ 128,870		
Public Investment Undertaken	\$ 25,000		
Ratio of Private/Public Investment	5 13/84		0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name: Hotel Royer

Private Investment Undertaken (See Instructions)	\$	25,013,991		
Public Investment Undertaken	\$	5,200,000		
Ratio of Private/Public Investment		4 47/58		0

Project 8 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 9 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 10 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 11 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 12 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 13 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 14 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

Project 15 Name:

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Central

Provide a general description of the redevelopment project area using only major boundaries.

Central TIF encompasses Urbana's Historic Downtown District.

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT B

February 11, 2026

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

**Re: Report of Annual Activities - Urbana Central TIF District
July 1, 2024 through June 30, 2025**

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for the Urbana Central TIF District for the period July 1, 2024 through June 30, 2025.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2025.

Should you have any questions concerning this report, please contact Michael McMahon at 217-328-8274

Sincerely,



DeShawn B. Williams
Mayor



City Attorney
Matthew R. Roeschley

400 S Vine St • Urbana IL 61801 • (217) 384-2338 • matthew.roeschley@urbanail.gov

February 17, 2026

OPINION OF LEGAL COUNSEL

Re: City of Urbana – Central TIF – FY2025 Annual Tax Increment Finance Report

I, Matthew Roeschley, having been appointed as the the City Attorney for the City of Urbana effective June 17, 2024, and continuing to serve in said appointed role through the date of this writing, have reviewed the “Annual Tax Increment Finance Report” (“Annual Report”) and all relevant associated documents for *CENTRAL TIF*, as required under 65 ILCS 5/11-74.4-5(d).

Based upon my review of the Annual Report and the representations of the relevant City officials, it is my opinion that, to the best of my understanding and belief, the City of Urbana has complied with all applicable requirements of the Tax Increment Redevelopment Allocation Act for *CENTRAL TIF* during the fiscal year ending June 30, 2025.

Matthew Roeschley
City Attorney
City of Urbana

Attachment D – 2025

Activities Statement

The following activities were undertaken in furtherance of the objectives of the redevelopment plan.

1. Central Redevelopment Project Area paid \$76,908 in personnel services, \$158,650 for professional services, and \$4,936 for miscellaneous TIF administration.
2. Central Redevelopment Project Area paid \$194,281 for advertising/marketing, events, art grants, and public education.
3. Central Redevelopment Project Area paid \$5,200,000 to ICON Hospitality for the restoration and remodel of the Hotel Royer.
4. Central Redevelopment Project Area paid \$35,000 to D&E Enterprises for improvements made to the White Rabbit Speakeasy.
5. Central Redevelopment Project Area paid \$172,908 to 200 S. Vine St., LLC for the redevelopment of the property into multi-family housing.
6. Central Redevelopment Project Area paid \$39,020 to Fehr Gramh & Associates for site preparation work for 211 N. Race Street.
7. Central Redevelopment Project Area paid \$27,871 to Michael Scott & Associates Inc. for Boneyard Creek site and landscape improvements at Boneyard Creek.
8. Central Redevelopment Project Area paid \$384,380 to Green Demolition Contractors, Inc. for the demolition of the former District 116 Adult Education Building at 211 N. Race Street.
9. Central Redevelopment Project Area paid \$40,425 to Farnsworth Group for architectural and engineering services for the Boneyard Creek Crossing and 211 N. Race Street demolition.
10. Central Redevelopment Project Area paid \$52,763 to Ideal Environmental, Inc. for professional environmental services for 211 N. Race Street Demolition.

Central TIF - Special Revenue Fund**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 1,000,000	1,000,000	868,276
Investment Income	150,000	156,000	178,542
Miscellaneous	—	—	2,499
Total Revenues	1,150,000	1,156,000	1,049,317
Expenditures			
Urban Development and Housing			
Salaries and Benefits	111,508	111,508	76,908
Contractual Services	2,976,657	7,700,994	6,415,624
Total Expenditures	3,088,165	7,812,502	6,492,532
Net Change in Fund Balance	(1,938,165)	(6,656,502)	(5,443,215)
Fund Balance - Beginning			3,518,188
Fund Balance - Ending			(1,925,027)



**INDEPENDENT AUDITOR’S REPORT
ON COMPLIANCE**

Attachment L

December 17, 2025

The Honorable Mayor
Members of the City Council
City of Urbana, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Urbana, Illinois, as of and for the year ended June 30, 2025, and have issued our report thereon dated December 17, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the City of Urbana, Illinois’ management. In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, “An Act in Relation to Tax Increment Financing,” insofar as it relates to accounting matters for the the Tax Increment Financing District #4 and the Central TIF, however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Cordially,

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

FY 2025

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: City of Urbana Reporting Fiscal Year: **2025**
 County: Champaign Fiscal Year End: **6/30/2025**
 Unit Code: 10/120/30

FY 2025 TIF Administrator Contact Information-Required

First Name: Michael Last Name: McMahon
 Address: 400 S Vine Street Title: Economic Development
 Telephone: 217-328-8274 City: Urbana Zip: 61801
 E-mail: Michael.McMahon@urbanail.gov

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)
City of Urbana
 in the **City/Village** of: _____
 is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

M. McMahon 2/19/26

Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF 1	12/22/1980	10/6/2018
TIF 2	12/23/1986	12/31/2022
TIF 4	12/19/2001	12/31/2025
Central TIF	10/17/2016	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

Item F1.

FY 2025

Name of Redevelopment Project Area:

TIF 4

Primary Use of Redevelopment Project Area*: Central Business
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (Labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (Labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).		x
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	x	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O.)	x	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2025

Name of Redevelopment Project Area:

TIF 4

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 7,441,140

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 1,540,463	\$ 20,425,374	94%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 397,239	\$ 1,210,627	6%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 3,437	0%

All Amount Deposited in Special Tax Allocation Fund \$ 1,937,702

Cumulative Total Revenues/Cash Receipts \$ 21,639,438 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 949,182

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 949,182

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 988,520

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 8,429,660

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

TIF 4

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
SALARIES	\$ 327	
PROFESSIONAL SERVICES	\$ 21,602	
		\$ 21,929
2. Annual administrative cost.		
ADMINISTRATION	\$ 533	
		\$ 533
3. Cost of marketing sites.		
MARKETING	\$ 14,382	
		\$ 14,382
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
DEVELOPMENT INCENTIVES	\$ 3,822	
		\$ 3,822
6. Costs of the construction of public works or improvements.		
INFRASTRUCTURE IMPROVEMENTS	\$ 330,543	
ENGINEERING	\$ 139,045	
		\$ 469,588

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
URBANA SCHOOL DISTRICT 116 VOCATIONAL TRAINING	\$ 211,039	
		\$ 211,039
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
URBANA PARK DISTRICT PARK IMPROVEMENTS	\$ 227,889	
		\$ 227,889
TOTAL ITEMIZED EXPENDITURES		\$ 949,182

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2025

Name of Redevelopment Project Area:

TIF 4

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$	8,429,660
----	-----------

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS/(DEFICIT) \$ 8,429,660

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

TIF 4

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

TIF 4

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select **ONE** of the following by indicating an **'X'**:

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	2
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	2

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 15,115	\$ -	\$ -
Public Investment Undertaken	\$ 3,822	\$ -	\$ -
Ratio of Private/Public Investment	3 21/22		0

Project 1 Name: Crispin Auto Signage

Private Investment Undertaken (See Instructions)	\$ 13,470		
Public Investment Undertaken	\$ 3,000		
Ratio of Private/Public Investment	4 25/51		0

Project 2 Name: Red's Muffler Shop Signage

Private Investment Undertaken (See Instructions)	\$ 1,645		
Public Investment Undertaken	\$ 822		
Ratio of Private/Public Investment	2		0

Project 3 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

TIF 4

Provide a general description of the redevelopment project area using only major boundaries.

Urbana's TIF 4 consists of the commercial corridor along Cunningham Ave. from University Avenue north of I-74.

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT B

February 11, 2026

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

**Re: Report of Annual Activities - Urbana TIF 4 District
July 1, 2024 through June 30, 2025**

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for the Urbana TIF 4 District for the period July 1, 2024 through June 30, 2025.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2025.

Should you have any questions concerning this report, please contact Michael McMahon at 217-328-8274

Sincerely,



DeShawn B. Williams
Mayor



City Attorney
Matthew R. Roeschley

400 S Vine St • Urbana IL 61801 • (217) 384-2338 • mrroeschley@urbanail.gov

February 17, 2026

OPINION OF LEGAL COUNSEL

Re: City of Urbana – TIF 4 – FY2025 Annual Tax Increment Finance Report

I, Matthew Roeschley, having been appointed as the the City Attorney for the City of Urbana effective June 17, 2024, and continuing to serve in said appointed role through the date of this writing, have reviewed the “Annual Tax Increment Finance Report” (“Annual Report”) and all relevant associated documents for *TIF 4*, as required under 65 ILCS 5/11-74.4-5(d).

Based upon my review of the Annual Report and the representations of the relevant City officials, it is my opinion that, to the best of my understanding and belief, the City of Urbana has complied with all applicable requirements of the Tax Increment Redevelopment Allocation Act for *TIF 4* during the fiscal year ending June 30, 2025.

Matthew Roeschley
City Attorney
City of Urbana

Attachment D –2025

Activities Statement

The following activities were undertaken in furtherance of the objectives of the redevelopment plan.

1. TIF 4 paid \$36,844 in marketing and promotion, personnel, and professional engineering and planning services.
2. TIF 4 paid \$469,588 toward public works and improvements associated with the road infrastructure improvements.
3. TIF 4 paid \$227,889 to the Urbana Park District for expenses related to capital park improvements.
4. TIF 4 paid \$211,039 to Urbana School District 116 for expenses related to vocational training.

TIF #4 - Special Revenue Fund**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 2,088,500	2,088,500	1,540,463
Investment Income	322,316	322,316	397,239
Total Revenues	<u>2,410,816</u>	<u>2,410,816</u>	<u>1,937,702</u>
Expenditures			
Urban Development and Housing			
Salaries and Benefits	98,482	98,482	327
Contractual Services	4,611,065	2,552,546	948,855
Total Expenditures	<u>4,709,547</u>	<u>2,651,028</u>	<u>949,182</u>
Net Change in Fund Balance	<u>(2,298,731)</u>	<u>(240,212)</u>	988,520
Fund Balance - Beginning			<u>7,441,140</u>
Fund Balance - Ending			<u><u>8,429,660</u></u>

**INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE****Attachment L**

December 17, 2025

The Honorable Mayor
Members of the City Council
City of Urbana, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Urbana, Illinois, as of and for the year ended June 30, 2025, and have issued our report thereon dated December 17, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the City of Urbana, Illinois' management. In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing," insofar as it relates to accounting matters for the the Tax Increment Financing District #4 and the Central TIF, however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Cordially,

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

Tax Increment Financing Joint Review Board

Review of TIF Activities

March 19, 2026



Tax Increment Financing (TIF)

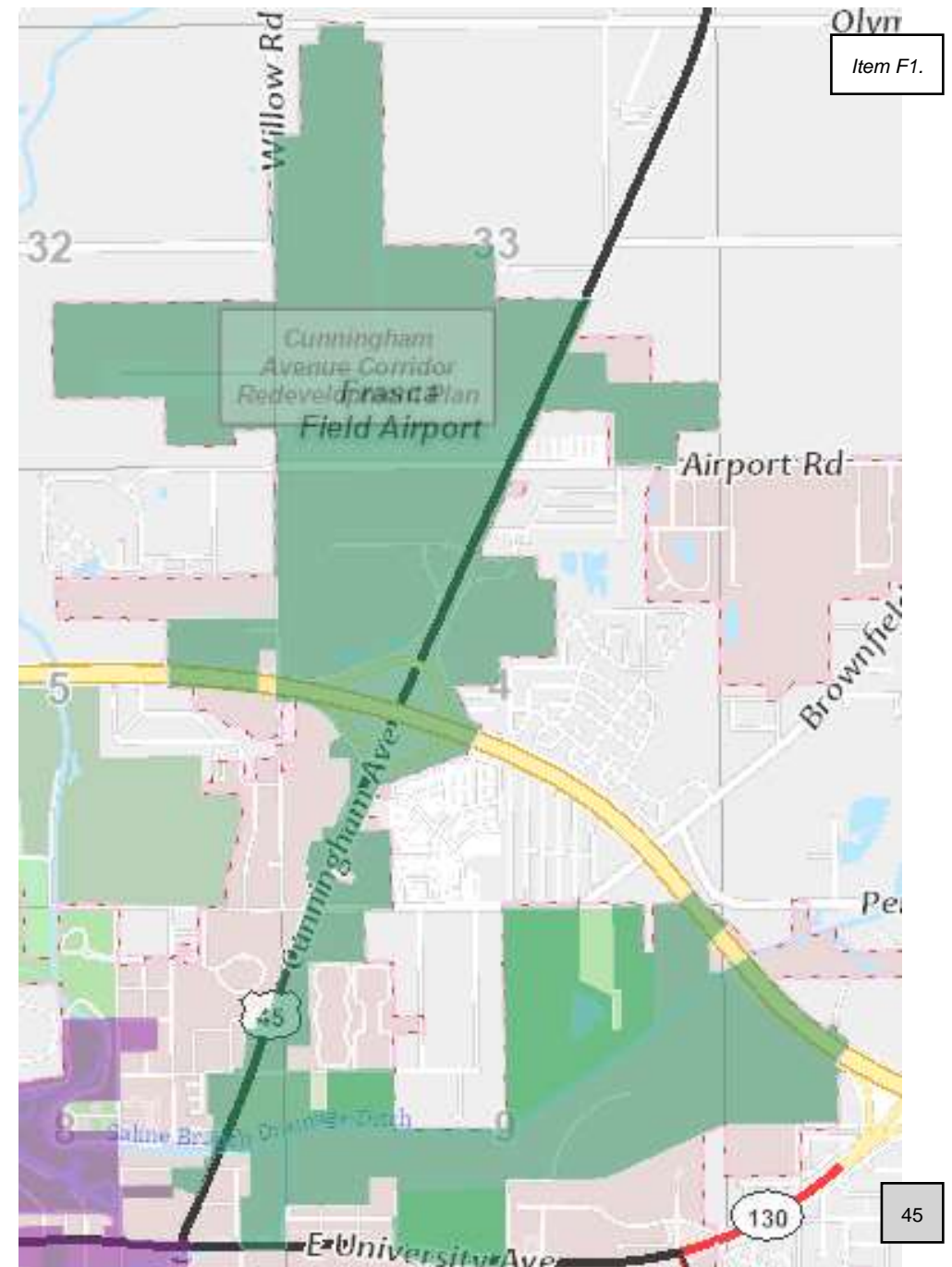
- Tax Increment financing (TIF) is a popular financial tool used by local governments to fund economic development.
- A TIF District's revenues ("tax Increment") come from the increased assessed value of property and improvements that occur within the District.
- "Tax increment" created between the "base" and the new EAV is captured, deposited into a special city TIF account and used for economic development
- The initial life of a TIF district is 23 years.
- When the TIF ends and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies.
- All taxing bodies then share the expanded tax base—the growth which would not have been possible without the utilization of Tax Increment Financing.

TIF Four - Overview

Expires December 31, 2025*

Beginning Balance: \$ 7,441,140
 Revenues FY2025: \$ 1,937,702
 Expenditures FY2023: \$ 949,182
 End Balance: \$ 8,429,660

YEAR	EAV
2001	\$7,737,915
2025	\$28,761,760



Urbana Park District

\$227,889

Item F1.



Urbana School District - Vocational Training \$211,839



TIF Four - Other Activities

\$21,929 on personnel services for TIF administration and professional services

\$14,382 in marketing and promotion

\$3,822 on signage grants

\$469,589 on sidewalk, streetlights, and pavement patching improvements throughout the district

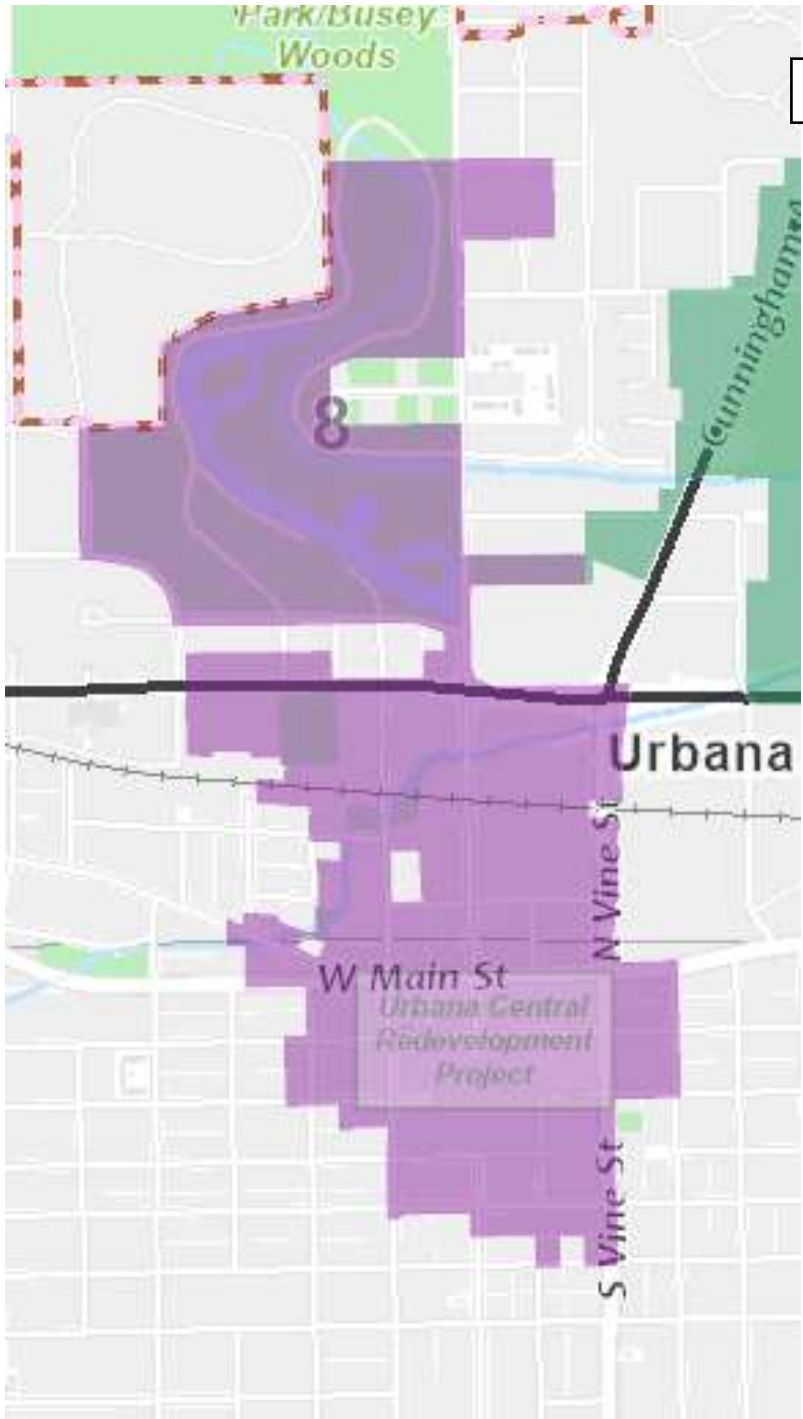


Central TIF - Overview

Expires December 31, 2040

Beginning Balance: \$ 3,518,188
 Revenues FY2025: \$ 1,049,317
 Expenditures FY2025: \$ 6,492,532
 End Balance: \$ (1,925,027)

YEAR	EAV
2016	\$13,593,900
2025	\$21,535,750



Central TIF - New Signage Grants

Elm Street Coffee

208 W. Main Street

\$455.12



Central TIF - Redevelopment Agreement

Hotel Royer

211 N. Race Street

Private Investment: \$25,013,991

RDA Reimbursement: \$5,200,000



Central TIF - TIF RIP

Cloud Mountain

208 W. Griggs Street

Private Investment: \$168,682

Grant: \$25,000

Item F1.



Central TIF - TIF RIP

The Yellow Rabbit

136 W. Main St.

Private Investment: \$186,958

Grant: \$35,000



Central TIF - Redevelopment Agreement

200 S. Vine Street LLC

\$172,908

Item F1.



Central TIF

Adult Education Building

211 N. Race Street
\$510,075



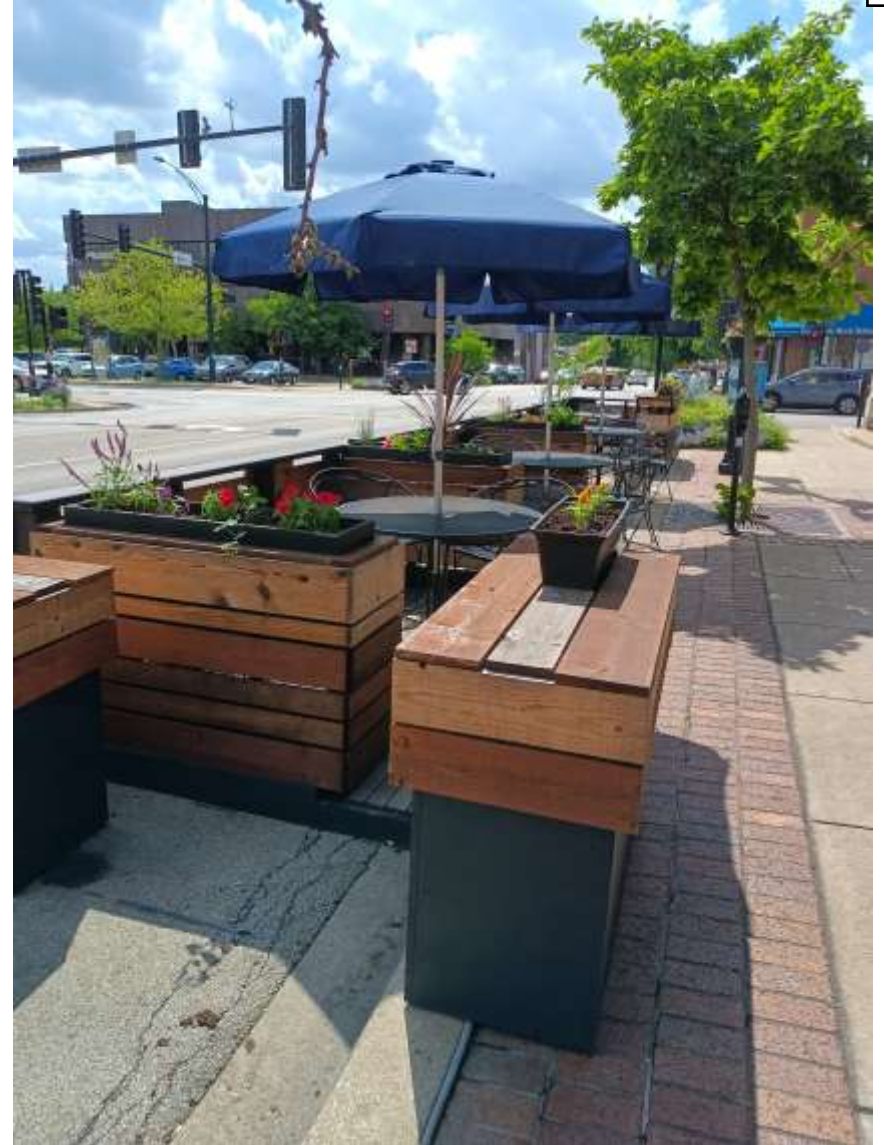
Central TIF - Other Activities

\$235,558 on personnel and professional planning

\$194,281 for advertising, marketing and public education

\$17,940 on public works projects

\$22,700 professional services including Curbanas



Future TIF Activities

Request-for-Proposals East Illinois Street



CU Adventures - Parcadia



Fernie's High Horse

