



CHAMPAIGN-URBANA MASS TRANSIT DISTRICT BOARD MEETING

SPECIAL MEETING AGENDA

Monday, April 15, 2019 – 3:00 p.m.

Champaign City Council Chambers
102 North Neil Street, Champaign

Board of Trustees:

Dick Barnes

Linda Bauer

Bradley Diel – Chair

Margaret Chaplan – Vice Chair

Matthew Cho

James Faron

Bruce Hannon

Advisory Board:

Lowia Mwilambwe/Marty Paulins

Jacob Rajlich

- | | <u>Pages</u> |
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| 1. Call to Order | |
| 2. Roll Call | |
| 3. Approval of Agenda | |
| 4. Audience Participation | |
| 5. Action Item | |
| A. Scope for Illinois Terminal Expansion at The Yards | 1-3 |
| 6. Next Meeting | |
| A. Regular Board of Trustees Meeting – Wednesday, April 24, 2019 –
3:00 p.m. at Champaign City Council Chambers – 102 North Neil Street,
Champaign | |
| 7. Adjournment | |

*Champaign-Urbana Mass Transit District strives to provide an environment welcoming to all persons regardless of disability, race, gender, or religion. Please call Beth Brunk at 217-384-8188 to request special accommodations **at least 2 business days in advance.***



To: Board of Trustees
From: Karl Gnadt, Managing Director
Date: April 15, 2019
Subject: Approval of Scope for Illinois Terminal Expansion at The Yards

A. Introduction: Illinois Terminal was pivotal in creating a new direction for downtown Champaign when the facility opened in 1999. Today, Illinois Terminal is beyond capacity and demand continues to rise. The District's passenger platforms are congested and tenant space in the facility is fully leased out.

The Yards is a joint development project that will transform the area near the Terminal and have a monumental impact on the Champaign-Urbana community.

B. Recommended Action: Approval of the presented scope for Illinois Terminal Expansion at The Yards.

C. Prior Trustee Action: On March 27, 2019 the Board authorized the Managing Director to enter into an agreement with Cotter Consulting, Inc. to provide the District with financial consulting services for The Yards Project.

D. Summary:

- 1. Project Partners:** The Yards is a partnership between MTD and private development team Core Spaces. Core Spaces and MTD will be asking for participation from the City of Champaign. If the University of Illinois at Urbana-Champaign (UIUC) adds an NCAA Division I ice hockey program, a multi-sport arena will be included in the project and UIUC will also participate as a project partner.
- 2. Project Scope:** Project plans include expansion and renovation of Illinois Terminal; expansion of MTD bus platforms; a mixed-use facility with parking, retail, and commercial; residential; hotel and convention center; and a multi-sport arena.
- 3. District Participation:** The District's financial participation will be limited to expansion and renovation of Illinois Terminal, expansion of MTD bus platforms, and the mixed-use facility with parking, retail, and commercial space. The District anticipates participating with approximately \$25,000,000.
- 4. Timeline:** The District anticipates entering into a development agreement with Core Spaces in 2019. Staff expect that a decision on the Federal discretionary grant program awards will be announced in 2019 as well. UIUC is expected to make a decision on whether or not to add Division I hockey in 2019. Architectural and engineering work is expected to take place in 2019 and 2020. Construction is likely to begin in 2020. Project is expected to complete in various phases 2020 through 2023.

E. Background: The District submitted applications for grant funding for this project in 2017 and 2018. Staff has received constructive feedback on previous applications and will submit applications to two grant programs in 2019. The grant applications request \$25,000,000 in funding for the District to participate in The Yards project.

F. Alternatives – advantages/disadvantages

1. Approval of the presented scope for Illinois Terminal Expansion and The Yards project. This will allow the District to move forward on the planning process with the project partners.
2. Do not approve the presented scope for Illinois Terminal Expansion and The Yards project. This would stall progress on the District’s renovation and expansion of Illinois Terminal and passenger platform. If improvements are not made to Illinois Terminal, the District will not have the ability to respond to the adjacent development, causing safety and accessibility concerns.

G. Budget & Staffing Impacts:

Scenario 1: \$25,000,000 from Federal discretionary programs will allow for MTD’s full participation in The Yards project.

Scenario 2: \$25,000,000 funded through a partial Federal discretionary grant program, partial Federal formula grant, and local funds.

Scenario 3: \$25,000,000 from Federal formula funds and local capital reserve currently earmarked for bus replacements. This will delay scheduled bus replacements and other capital projects. While this will not endanger the District’s ability to provide safe transportation, it does strain its ability to keep its rolling stock (fleet) in a state of good repair.

Attachment A

Component		Ownership	Property Tax Eligibility	Cost Estimate	Anticipated Financial Contribution
Illinois Terminal Renovation, Expansion, and Green Space	24,248 SF	MTD	Tax Exempt	\$8,900,000	MTD, City of Champaign (land)
MTD Passenger Platform Expansion & Illinois Terminal pick up /drop off	88,266 SF	MTD	Tax Exempt	\$7,600,000	MTD, City of Champaign (land)
Parking	1,128 Spaces	City of Champaign	Tax Exempt	\$18,700,000	Shared: MTD, Core Spaces, City of Champaign (pending)
Office & Retail	116,490 SF	Private Developer/MTD	Taxable	\$30,000,000	Shared: MTD, Core Spaces
Residential	179 Units	Private Developer	Taxable	\$51,500,000	Core Spaces
Hotel	180 Keys	Private Developer	Taxable		Core Spaces
Convention	29,240 SF	Private Developer	Taxable		Shared: Core Spaces, City of Champaign (pending)
Arena	291,958 SF		Tax Exempt		University of Illinois

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Project Scope: Project plans include expansion and renovation of Illinois Terminal; expansion of MTD bus platforms; a mixed-use facility with parking, retail, and commercial; residential; hotel and convention center; and a multi-sport arena.

District Participation: The District’s financial participation will be limited to expansion and renovation of Illinois Terminal, expansion of MTD bus platforms, and the mixed-use facility with parking, retail, and commercial space. The Districts anticipates participating with approximately \$25,000,000.

Timeline: The District anticipates entering into a development agreement with Core Spaces in 2019. Staff expect that a decision on the Federal discretionary grant program awards will be announced in 2019 as well. UIUC is expected to make a decision on whether or not to add Division I hockey in 2019. Architectural and engineering work is expected to take place in 2019 and 2020. Construction is likely to begin in 2020. Project is expected to complete in various phases 2020 through 2023.