



- *APPROVED by CD Commission 11/27/12* -
MINUTES
COMMUNITY DEVELOPMENT COMMISSION MEETING
Tuesday, September 25, 2012, City Council Chambers
400 South Vine Street, Urbana, IL 61801

Public Hearing on Proposed Amendments to City of Urbana & Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2012-2013 (Fall 2012 CDBG Amendment):

Chairperson Cobb called the public hearing to order and declared it open at 7:02 p.m. The purpose of this public hearing was to receive input on the City of Urbana's proposed amendments to the Community Development Block Grant (CDBG) FY 2012-2013 budget. The amendment will re-allocate the original amount of CDBG funds (\$15,665 for Community Elements) from the City of Urbana Public Facility Program to the proposed Residential Rehab & Preservation (by a Non-Profit) Program. Also, the Public Service (PS) Activities under the Consolidated Social Service Funding (CSSF) Pool will be amended to include social service agencies that received CDBG PS funding through the CSSF pool.

Notice of this public hearing was placed on the City of Urbana's website on Friday, August 24, 2012 and was mailed and e-mailed to various social service agencies and interested citizens on Monday, August 27, 2012.

No one spoke. Chairperson Cobb adjourned the public hearing at 7:04 p.m.

Call to Order: Chairperson Cobb called the regular meeting of the Community Development Commission to order at 7:05 p.m.

Roll Call: Connie Eldridge called the roll. A quorum was present.

Commission Members Present: Fred Cobb, Janice Bengtson, Chris Diana, George Francis, Gregory Hayes, Jerry Moreland, and Anne Silvis

Commission Members Absent: Brad Roof

Others Present: Kelly H. Mierkowski, Jenell Hardy, and Connie Eldridge, Community Development Services; Lisa Benson, Community Elements.

Approval of the Minutes: *Chairperson Cobb asked for approval or corrections to the July 24, 2012 Community Development (CD) Commission meeting minutes. Commissioner Diana moved to approve the minutes, and Commissioner Francis seconded the motion. The motion carried unanimously.*

Chairperson Cobb introduced Gregory Hayes, Jr., who is a new member of the CD Commission.

Petitions and Communications: None.

Staff Report: Ms. Mierkowski distributed an updated list of CD Commissioners and reviewed a staff memorandum dated September 25, 2012. The Department of Housing and Urban Development (HUD) has recently monitored the Urbana HOME Consortium's HOME Program, of which the City of Urbana is the lead entity. There were no findings or concerns. HUD representatives Kimberly Danna and Ray Canchola visited the Cities of Urbana and Champaign today. Staff is working on the Consolidated Annual Performance and Evaluation Report (CAPER), which is due in HUD on September 28, 2012.

Neighborhood Cleanup is scheduled for Saturday, October 20, 2012.

Ms. Mierkowski reviewed the Ecological Construction Laboratory (Eco lab) project at 1302 West Dublin Street, Urbana. The City has issued a Certificate of Occupancy (C of O). The unit passed the Housing Authority of Champaign County's (HACC) Housing Quality Standards (HQS) inspection, and Eco lab has completed forms to become an eligible landlord for the HACC Housing Choice Voucher Program. The lease is scheduled to be signed on September 26, with the tenant's move-in date on October 1, 2012.

Old Business: None.

New Business: **An Ordinance Approving a First Amendment to the City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2012-2013 (Fall 2012 CDBG Amendment)** – Jenell Hardy explained the amendment has two parts. The first part recategorizes the CDBG grant awarded to Community Elements for its Elm Street Supported Apartments. During HUD's recent monitoring, staff learned this project was best categorized as Residential Rehab & Preservation (by a Non-Profit) rather than as a Public Facility. There is no impact to the CDBG budget, as funds were already allocated. The project will proceed as any Public Facility Project. In response to Commissioner Diana, Ms. Hardy said the City does not plan to offer this category again.

The second part concerns the distribution of CDBG Public Service (PS) funding through the CSSF pool. The amendment officially adds the following: Champaign County Regional Planning Commission \$3,000; Community Elements Roundhouse \$4,000; Greater Community AIDS Project (GCAP) \$2,000. In response to Chairperson Cobb and Commissioner Diana, Ms. Hardy explained the CDBG budget is within the City of Urbana's budget. CSSF is a mixture of City General Funds, CDBG and Cunningham Township funds. The three agencies that are receiving CDBG funds are also receiving either City or Township funds.

Commissioner Silvis moved to recommend to City Council approval of an Ordinance Approving a First Amendment to the City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2012-2013 (Fall 2012 CDBG Amendment). Commissioner Francis seconded the motion, and the motion carried unanimously.

A Resolution Approving a City of Urbana Community Development Block Grant Program Agreement (Community Elements, Project No. 1213-AAP-01) – Ms. Hardy stated this agreement is for the same dollar amount and is identical to that for Public Facilities projects, but it was just recategorized. Chairperson Cobb asked about the difference between a Public Facility

Project versus a Residential Rehab & Preservation (by a Non-Profit). Ms. Hardy explained that a public facility would be a group home rather than the single bedroom style unit at Elm Street. While the activity is still eligible, the layout of Community Element's Elm Street Apartments means it cannot be called a Public Facility Project.

Commissioner Moreland moved to recommend to City Council approval of a Resolution Approving a City of Urbana Community Development Block Grant Agreement (Community Elements, Project No. 1213-AAP-01). Commissioner Francis seconded the motion, and the motion carried unanimously.

Adjournment: Chairperson Cobb adjourned the meeting at 7:28 pm.

Recorded by Connie Eldridge

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