



APPROVED

MINUTES

COMMUNITY DEVELOPMENT COMMISSION MEETING

Tuesday, June 25, 2024, City Council Chambers

400 South Vine Street, Urbana, IL 61801

Call to Order: At 6:02 p.m., Chairperson Anne Heinze-Silvis called the meeting to order.

Roll Call: The roll was called by Grants Management Division Manager, Breaden Belcher. A quorum was present.

Commission Members Present: Anne Heinze-Silvis, Rev. Robert Freeman, Patricia Jones, Chris Diana

Commission Members Excused/Absent: DeShawn Williams

Others Present: Breaden Belcher, Grants Management Division Manager; Nick Olsen, Community Development Coordinator; Cameron Messmer, Community Development Specialist

Approval of Minutes: Commissioner Diana moved to approve the minutes of the May 28, 2024 Regular Meeting. Commissioner Freeman seconded the motion.

Roll call on the motion was as follows:

Jones - Abstain	Diana - Yes
Freeman - Yes	Silvis – Yes

Commissioner Jones explained that her abstention was due to having been absent at the previous meeting.

Additions to the Agenda: There were none.

Public Input: There was none.

Staff Report:

Mr. Belcher welcomed Cameron Messmer as the recently hired Community Development Specialist, and stated that he would be managing the City's housing rehabilitation programs.

Mr. Belcher provided an update that Youth Service Grant agreements had been approved by City Council. He also stated that staff would be working on accomplishment reports for the FY 23-24 grant period.

He stated that he had no new information on the property at 810 East University Avenue, for which the Community Development Commission had discussed a loan modification. He stated that because he had no new information for the Commission, there would be no further discussion at this meeting.

Unfinished Business: There was none.

New Business:

1. A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Subrecipient Agreement Regarding the use of HOME Funds on Behalf of the City of Champaign, Illinois (Bristol Place Seniors, LP FY 2024-2025)
2. A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Rental Housing Developer Agreement (Bristol Place Seniors, LP FY 2024-2025)

Mr. Belcher provided an overview of the subrecipient and developer agreements concerning the Bristol Place Seniors project requesting assistance through the home program, and explained that he would discuss the two items concurrently. He explained that the subrecipient agreement was for the City of Champaign, which would be providing some of their portion of HOME funding to the project. The developer agreement is with the actual developer of the property. He also provided an overview the proposed development, including the unit number (60) and proposed rents.

Commissioner Jones noted that the location next to a recently built Park District facility was convenient.

Commissioner Diana asked how rents compare to the market rate in the area. Mr. Belcher stated that rents are below market rate, and are monitored and adjusted regularly during the 30-year affordability period.

Commissioner Jones moved to forward the first item, A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Subrecipient Agreement Regarding the use of HOME Funds on Behalf of the City of Champaign, Illinois (Bristol Place Seniors, LP FY 2024-2025), to City Council for approval, and Commissioner Freeman seconded. The motion was carried unanimously, and was resolution was forwarded to City Council for approval.

Commissioner Jones moved to forward the second item, A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Rental Housing Developer Agreement (Bristol Place Seniors, LP FY 2024-2025), to City Council for approval, and Commissioner Freeman seconded. The motion was carried unanimously, and was resolution was forwarded to City Council for approval.

3. A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Subrecipient Agreement Designating Champaign County Regional

Planning Commission as a Subrecipient of HOME Program Funds for Tenant Based Rental Assistance FY25

4. A Resolution Approving and Authorizing the Execution of an Urbana HOME Consortium Subrecipient Agreement Designating Courage Connection as a Subrecipient of HOME Program Funds for Tenant Based Rental Assistance FY25

Mr. Belcher stated that items Three and Four under New Business would also be discussed together, as they pertain to Tenant-Based Rental Assistance (TBRA). He provided background on the TBRA programs, organizations receiving assistance, and the details of the current agreements.

Commissioner Freeman asked about the difference in funding levels for the two organizations. He also asked why there were separate TBRA programs locally. Mr. Belcher explained that the agreement amounts reflect the organization's requested budgets based on past experience, and noted that rental assistance cost for different households can vary considerably depending on a variety of factors. He also explained that Courage Connection provides specialized services for households affected by domestic violence.

Commissioner Jones motioned to create an omnibus of the two TBRA resolutions. Commissioner Jones seconded, and the motioned was carried unanimously.

Commissioner Jones then motioned to approve the omnibus resolution package. Commissioner Jones seconded, and the motioned was carried unanimously, and the resolutions were forwarded to City Council with a recommendation of approval.

Study Session: There were no Study Session items to discuss.

Adjournment: Chairperson Heinze-Silvis adjourned the meeting at 6:23 p.m.

Recorded by:

Nick Olsen
Community Development Coordinator