

CITY OF URBANA
SPECIAL MEETING OF THE COMMUNITY DEVELOPMENT COMMISSION
Tuesday, November 2, 2000, City Council Chambers

Commission Members Present: Chris Diana, Anne Heinze Silvis, Gigi Paquin, Dennis Vidoni

Commission Members Absent: Fred Cobb, Robert Lewis, Jon Liebman

Others Present: Michael Loschen, and Connie Eldridge, Grants Management Division.

Call to Order: As senior commissioner, Acting Chairperson Silvis called the meeting to order at 8:10 p.m. A quorum was present.

Petitions and Communications: None.

Old Business: None.

New Business: **Acquisition and Disposition of Property at 1411 West Eads Street, Urbana and Disposition of Property at 1106 North Wright Street, Urbana** – Mr. Loschen stated the owner of 1411 West Eads Street has agreed to sell the property to the City of Urbana for \$6,500. The City currently owns a small lot to the south (1106 North Wright Street). Both lots, which are zoned R2 Single Family Residential, will be combined to create one single buildable lot. The Planning Division and Building Safety Division will treat both lots as one zoning lot. The County Assessor will prepare the necessary documents to create one lot number. City staff will prepare all necessary paperwork to donate the lot to Illinois Center for Citizen Involvement (ICfCI) for use in its HomeBuild3 Program.

Acting Chairperson Silvis wondered why 1106 North Wright Street was originally separated from the adjoining lot and how the City of Urbana acquired the property. Mr. Loschen was not familiar with that lot's history. He noted the lot adjoins an alley and is used by residents as an unofficial parking lot. The city pays to mow the lot.

Commissioner Vidoni questioned the need for a special meeting. Mr. Loschen answered the CD Commission needed to approve the acquisition and dispositions prior to the November 6th City Council meeting. In response to Acting Chairperson Silvis, Mr. Loschen stated the City of Urbana has a commitment to provide ICfCI with four lots by December 1. ICfCI will lose grant funds if they have not started construction on four lots by December 31. This is the second lot of four lots promised to ICfCI. Commissioner Diana asked how close staff was to acquiring the remaining two lots. Mr. Loschen has made an offer on one lot, and Diane Mitchell, ICfCI, is laying the groundwork for the city to purchase another lot. He hopes to have two acquisitions for the next commission meeting.

Commissioner Diana moved to recommend to City Council acquisition of the property at 1411 West Eads Street. Commissioner Paquin seconded the motion. The motion carried unanimously.

Commissioner Vidoni moved to recommend to City Council disposition of the property at 1411 West Eads Street, Urbana to the Illinois Center for Citizen Involvement. Commissioner Paquin seconded the motion. The motion carried unanimously.

Commissioner Paquin moved to recommend to City Council disposition of the property at 1106 North Wright Street, Urbana to the Illinois Center for Citizen Involvement. Commissioner Diana seconded the motion. The motion carried unanimously.

Commissioners discussed potential acquisitions and asked about any remaining lots in the City's portfolio. Acting Chairperson Silvis wondered if Habitat for Humanity would exchange a current lot for one to be available later. Mr. Loschen answered that, due to relocation delays, Habitat has waited for over a year for their current lot. Discussion continued on available lots in the Eads at Lincoln Subdivision. Mr. Loschen noted that two vacant adjoining lots might be available for the HomeBuild Program. A potential buyer had wanted to purchase 1101 and 1103 North Harvey Street and build a larger house on the resulting double lot. However, the buyer has since changed her mind. Because the sanitary district's main interceptor is located on the property line between the two properties, it cannot be built as a double lot. Commissioner Diana preferred the lots remain separate and possibly donated to ICfCI. Mr. Loschen agreed.

Commissioner Diana asked why the number of available lots is low. Mr. Loschen replied there are three main reasons: staff shortages, owners unwilling to sell lots, and problems with title work. Many potential acquisitions fall through due to numerous liens. Discussion continued on removing liens and clearing a property's title. In response to Commissioner Paquin, Mr. Loschen responded that unless the city gets involved, title problems will remain.

Mr. Loschen announced that next fiscal year's anticipated funding for the Urbana HOME Consortium is over \$1,000,000. The City of Urbana's anticipated CDBG entitlement is \$544,000.

Adjournment: Acting Chairperson Silvis adjourned the meeting at 8:43 p.m.

Recorded by Connie Eldridge