

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: April 22, 2004
TIME: 7:30 P.M.
PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Christopher Alix, Laurie Goscha, Lew Hopkins, Randy Kangas, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White
MEMBERS EXCUSED: Alan Douglas
STAFF PRESENT: Elizabeth Tyler, Director of Community Development; Rob Kowalski, Planning Manager; Michaela Oktay, Senior Planner; Teri Andel, Secretary
OTHERS PRESENT: Dave Monk

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

The meeting was called to order at 7:30 p.m., the roll call was taken, and a quorum was declared.

2. CHANGES TO THE AGENDA

Item #8: New Business – Review of the By-Laws was removed from the agenda.

Item #11: There was an additional study session added regarding the Lakeside Terrace Redevelopment Plan.

3. APPROVAL OF MINUTES

Ms. Stake moved to approve the minutes from the April 8, 2004 meeting of the Plan Commission as presented. Ms. Goscha seconded the motion. The minutes were approved as presented by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

- Lakeside Terrace Redevelopment Plan (Draft)
- Notice for the Lakeside Terrace Redevelopment Meeting

5. CONTINUED PUBLIC HEARINGS

There were none.

6. NEW PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

Review of By-Laws

This item was removed from the agenda. Staff will present the By-Laws to be reviewed by the Plan Commission at a future meeting.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Mr. Kowalski reported on the following:

- ✓ **The B-1 Text Amendment** was approved by the City Council on April 19, 2004. City Council made a few changes to the text amendment before approving it. Some of those changes included moving a couple more uses into the Special Use column and increasing the 2,500 square foot rule to 3,500 square feet and made it per floor.
- ✓ **The Champaign County Nursing Home Special Use Permit** was approved by the City Council on April 19, 2004 without any further changes or recommendations.
- ✓ **The Lincoln Avenue/Bradley Avenue Annexation and Rezoning** was scheduled to be reviewed by the City Council on May 3, 2004. The Annexation Agreement process requires a Special Public Hearing, which will be held prior to the Regular City Council meeting.
- ✓ **The Rezoning for 395 North Race Street** was approved by the City Council. It included the Allen Strong Agreement and Rezoning.
- ✓ **Upcoming Cases** includes a rezoning on South Glover Street and the review of the By-Laws.
- ✓ **Comprehensive Plan Steering Committee** met on April 15, 2004 and finished up discussing the draft maps. They are scheduled to meet again on May 13, 2004 to start looking at the full set of goals and objectives. Staff, then, plans to put all the pieces together in the form of a draft document and map.

- ✓ *A Planning Commissioner's Training Workshop* will be held on May 14, 2004 at Heartland College in Normal. The City of Urbana would pay the registration for any Plan Commissioner or member of the Zoning Board of Appeals to attend.
- ✓ *An Orchard Downs Redevelopment Open Forum* will be hosted by the University of Illinois' Housing and Student Affairs. It would be held on April 28, 2004 in the City Council Chambers from 7:00 p.m. to 8:30 p.m.

Mr. Hopkins inquired about one of the changes made to the B-1 Text Amendment regarding the increase to 3,500 square feet. He asked if that was per floor? Mr. Kowalski replied yes. The idea was to allow for two different small businesses in one building or to allow mixed uses in a building. There would still be a limitation on the height, the FAR and the OSR on a building.

11. STUDY SESSION

Green Ways and Trails Study Session

Michaela Oktay, Senior Planner, presented the following information on the Draft Greenways and Trails Plan:

- ❖ Contributing Agencies
- ❖ What is the Greenway and Trails Plan?
- ❖ Greenways and Trails Plan Vision
- ❖ Greenways and Trails Plan Purpose
- ❖ What are Greenways and Trails?
 - ❖ Defined Greenways
 - ❖ Defined Trails or Paths
- ❖ Identify Roots of County Greenways and Trails
- ❖ Existing Conditions – Urbana
- ❖ Plan Process
- ❖ Planning Process
 - ❖ Issues & Forces
 - ❖ Goals
 - ❖ Objectives
- ❖ Project Prioritization
- ❖ Copies of the Champaign County Greenways & Trails Plan
 - ❖ Free Hardcopy of the Plan
 - ❖ Access Plan through the Regional Planning Commission Website
 - ❖ Free CD
- ❖ Updated Scheduled Capital Improvement Projects (CIP)
 - ❖ Goodwin Avenue Bike Path leading from Bradley Avenue to Springfield Avenue
 - ❖ Colorado Avenue Extension in southeast Urbana by the Golladay Tract leading from Philo Road and connecting to the new street connection of Stone Creek Boulevard Path
 - ❖ Stone Creek Bike Path
 - ❖ Lierman Avenue leading from Washington Avenue to Main Street
 - ❖ Florida Avenue Bike Path running from Race Street to Lincoln Avenue
 - ❖ Highcross Road Bike Path possibly running from Windsor Road to T.K. Wendell's and a path from Florida Avenue up near Tatman Court

Mr. Alix inquired if the bike paths would be separated from the street and located on existing right-of-ways? Ms. Oktay replied that was correct. Ms. Stake questioned what the paths would be separated from the vehicular streets with? Ms. Oktay answered by saying that the bicycle paths would be separated from vehicular traffic.

Mr. Pollock inquired if the path from Lincoln Avenue to Race Street would be on the south side of Florida Avenue? If so, did not the University of Illinois own most of the property on the south side? Ms. Oktay replied that the path would run on property owned by the University of Illinois. Mr. Pollock noted that when the County put in the section of Windsor Road from First Street to Race Street, they extended the width of the road to make a bike path. He wondered if the County was proposing to go back in and provide a better bike path off the road? Ms. Oktay did not have the details for that particular project, so she was not aware of what the County planned to do for that path.

Mr. Pollock asked if the plans would come before the Plan Commission for some kind of action in the future? Ms. Oktay said that staff was looking for some endorsement of the Greenways and Trails Plan Draft, and if the Plan Commission had any comments or questions, staff could relay those to the Regional Planning Commission.

Mr. Pollock commented that the Greenways and Trails Plan Draft had been really well created. The Plan was badly needed and overdue. He was happy to see it.

Mr. Hopkins believed that a bike path leading behind the President's House would be a waste. Bicyclists would end up riding their bikes on Florida Avenue instead. Mr. Kowalski stated that it was still mapped and shown this way because there was some resistance to having a bike path right along Florida Avenue. There may be some different thoughts with a change of command in the President position at the University of Illinois. Mr. Kangas added that when talking about the redevelopment of Orchard Downs for a different purpose, for different housing, it might be more viable to have the path go around behind the President's House.

Mr. Hopkins commented that it would not make sense to put the concrete down, if the bike path was not going to be used. Mr. Alix stated that he would be surprised if the path was built prior to the University of Illinois deciding what they were going to do with the Orchard Downs redevelopment.

Ms. Upah-Bant inquired if there was a timetable that showed when the County planned to build the bike paths? Ms. Oktay noted that there was a timeframe on all of the bike paths listing them from high to medium to low range of time to be constructed. The list would probably change on a yearly basis.

Libby Tyler, Director of Community Development, agreed that this was a great plan. Urbana really did well by the priority list. They have many links and are high on the priorities. Ms. Oktay and Doug Miller had spent a lot of time to make sure that the right locations would be linked, whether it be a subdivision, shopping area, park or school. This was a start of a great bicycle path system; however, there was a lot more to be done. She thought that Urbana would be well served by the Greenways and Trails Plan.

The Greenways and Trails Plan would help the Plan Commission when petitioners come forward wanting to subdivide their land. The Plan would provide a good basis for the Plan Commissioners encouraging petitioners to upgrade proposed sidewalks to bicycle paths.

Mr. Pollock asked if there would be a subdivision created on the edge of one of the proposed paths and trails, then would there be anything in the Zoning Ordinance or in the Urbana Subdivision and Land Development Code that would allow the City to require the construction of a link to the nearest path or trail as the City wanted it constructed as a prerequisite to that development? Or would it only allow the Plan Commission to make a recommendation to the developer? Ms. Tyler replied that staff would like to approach this in the same manner that they would approach over-sized streets. If this plan would get adopted as part of the Comprehensive Plan as part of the roadway, then it would give the City the right to say that a proposed development would need to be consistent.

The argument against this would be whether the developer would have to pay for the over sizing? In some cases, it would not because it would be serving the whole community. At least they would provide for the right-of-way in their plan. A generous type of developer may provide the entire link. The Urbana Subdivision Ordinance requires subdivisions to be consistent with the Comprehensive Plan, so that would be how the City could make that link.

Dave Monk, of 115 North Market Street in Champaign, talked about how the process of greenways and trails got started. He commented that the use of the Greenways and Trails Plan would be mainly local. The thing deficient with this plan is the relationship to the region. There were many people from Urbana and Champaign who use Kickapoo State Park in the Vermillion County Conservation District, Allerton Park in Monticello, and Clinton Lake. He believed that the plan should include the regional consideration. Intergovernmental agencies should work together to build corridors and pathways to various areas in the region that many people from Champaign-Urbana use.

Mr. Kowalski noted that although staff was not looking for a motion, they would like to get a general consensus from the Plan Commission that staff could forward to City Council. The Plan Commission then gave a general consensus supporting the Plan.

Lakeside Terrace Draft Redevelopment Plan

Ms. Tyler presented the draft redevelopment plan by talking about the following:

- ❖ Introduction
- ❖ Background
- ❖ Overall Approach for the Redevelopment Plan
- ❖ Intergovernmental Agreement with the Housing Authority of Champaign County
 - ❖ Section 1. Redevelopment Plan
 - ❖ Section 2. Section 8 Voucher Plan
 - ❖ Section 3. Replacement Housing Funds
 - ❖ Section 4. Affordability Periods
 - ❖ Section 5. Relocation Plan
 - ❖ Section 6. City Support

- ❖ Section 7. City Contributions
- ❖ Redevelopment Elements
 - ❖ Demolition/Relocation
 - ❖ On-Site Project
 - ❖ Replacement Units
 - ❖ Scattered Site Units by Non-Profit
 - ❖ Homestead Corporation Proposal
 - ❖ The Urban League
- ❖ City Obligations
- ❖ Financial Impact
- ❖ Implementation
- ❖ Table One: Summary Table
- ❖ Lakeside Terrace Property Tax Revenue
- ❖ Neighborhood Meeting on Thursday, April 29, 2004
- ❖ Community Development Commission recommendation on Tuesday, April 27, 2004
- ❖ City Council Meeting on May 10, 2004 and hopefully adopt on May 17, 2004

Ms. Stake inquired if all of Lakeside Terrace would be demolished at one time? If so, how long would it be before people could move back in? Ms. Tyler stated that it would be a complete demolition. Under the timetable, the Housing Authority could potentially demolish the homes at the end of the 2005 school year, because they would not want to move the children out during the middle of the school year. Construction could be completed within twelve months. Then, residents would be able to return after the construction was finished.

Ms. Upah-Bant questioned how many units would there be at Lakeside Terrace when it was finished? Ms. Tyler replied that there would be about a 100 units. They had looked at reducing the density, but again it would create feasibility problems. They believe that an improved design and layout could have the same density, but a nicer community. The existing buildings were not laid out efficiently.

Ms. Upah-Bant asked how many extremely low-income units would there be? Ms. Tyler answered by saying that there would be 24 units of that type. Ms. Stake asked if there currently were 100 extremely low-income units at Lakeside Terrace? Ms. Tyler said that there were about 97 units, not all of the units were being used. Ms. Stake inquired where the other low-income residents would move? Ms. Tyler stated that those residents would move to other projects that were scattered throughout the County by the Housing Authority, Homestead, and the Urban League.

Mr. Pollock commented that this was a long time coming and very complex. It was incredible that this redevelopment plan was put together in the quality of fashion that it was. It was really impressive.

Mr. Kangas noted that there was multiple funding sources, multiple developers, multiple sites, and multiple financing mechanisms. He asked who on the City staff was ultimately the last person to put this project together? Ms. Tyler stated that she worked with the leadership of the Mayor and Bob Grewe, Grants Management Division Manager. Mr. Grewe had been the major person on this project. He had spent an incredible amount of time on this project, as well as herself. In terms of who will implement the project, City staff was looking at Mr. Grewe and the

Rehabilitation Specialist to help with the actual construction. On the Housing Authority side, there was Ed Bland, who was the new director. He was willing to do the Section 8 Plan and the Relocation Plan with the assistance of Mathew Hogan. City Council had been very important in helping to draft the resolutions and the Interagency Agreement.

Regarding the configuration of the property shown on the Existing Land Use Map, Mr. Hopkins pointed out that it implied that parcels other than the Lakeside Terrace parcels would be expected to be redeveloped as well. Was this correct? Ms. Tyler stated that there was some other redevelopment potential in the area. There were many stable, single-family homes north of Kerr Avenue. Mr. Hopkins stated that he was talking about the parcels between Kerr Avenue and the Saline Branch Drainage Ditch. Ms. Tyler mentioned that some of the properties would be redeveloped. The City of Urbana had recently purchased the Judy Property along the south side of Kerr Avenue along with the two lots to the east. There were a few other adjacent lots that the City was looking at purchasing as well. So, there were other potential opportunities for future redevelopment for affordable housing. Heading east towards Cunningham Avenue, these parcels are adjacent to the City's TIF 4 area, and therefore, the City would want to make sure that they make a nice transition to the commercial redevelopment area. Along Broadway, there were some pretty stable uses with the Country Club Apartments being remodeled recently and a church located there. There were many nice things about this neighborhood that the City would want to keep and possibly improve by improving Lakeside Terrace. As a group, they traveled around the whole neighborhood and looked at what was solid and at what needed improvement. They felt the residential neighborhood, as a whole was a very nice area with good potential. They do not want to disrupt a lot of it.

Ms. Tyler stated that the Lakeside Terrace Redevelopment Plan only covered the Lakeside Terrace site. It was not the type of plan where the whole neighborhood was looked at being redeveloped. There was the North Broadway Plan that was in draft form and staff hoped to fold into the Comprehensive Plan. The North Broadway Plan would look at the bigger area. The TIF 4 Cunningham Avenue Redevelopment Plan looks at redeveloping a larger area. Specifically, because the City has other partners, they were just looking at redeveloping this site.

Mr. Hopkins asked if the configuration of Lakeside Terrace would remain the same? Ms. Tyler replied that we would have to see what the Housing Authority developers bring in on the Site Plan. The City did ask for pathways along the Saline Branch Drainage Ditch. The City would also like to see better integration to the surrounding properties, so it would not be a cul-de-sac that people get lost in.

Mr. Alix stated that he had a similar concern with regards to the fact that this was a potentially problematic parcel. The eastern leg of the T that was essentially landlocked. It did not go all the way to Kerr Avenue on the north. He did not understand why it would be inappropriate to consider a development of the scale that was proposed, but potentially reconfiguring the parcel including some of the existing City property. He did not know what the City had planned for redeveloping the empty parcels along Kerr Avenue. However, he did see some of the earlier plans that had been presented to the Community Development Commission, which were showing a potential development almost twice the size of the existing parcel. It incorporated all the property to the northeast. He thought it would be wise to look at the possibility of combining these parcels and looking at ways that the City and the Housing Authority could do some land swapping to basically reconfigure the Lakeside Terrace parcel to get something that would have

a better configuration for what was trying to be done. There should be ample opportunity to not restrict them to the lot lines being exactly where they are now, because they may be forcing the developers to be more creative than they would have to be by sticking with the existing parcels. Ms. Tyler commented that this may come up at the Site Planning stage, but for now the City had made the assumption that they were looking only at this property. It was important, because it was the property that the Housing Authority owned. They were trying to limit the areas of agreement. However, it could very well be as they head into design that there needed to be some revision made, and this suggestion would allow some flexibility.

Mr. Alix noticed that there was HOPE VI money being proposed for demolition. He asked what percentage of the overall project costs would that represent? What reason do they have to expect that the funding would come through? What would be the impact on the project if the HOPE VI funding did not come through? Ms. Tyler answered by saying that the HOPE VI funding that had been requested in the past was for redevelopment. They were very competitive. The United States Department of Housing and Urban Development's (HUD) purse strings were looser for demolition, because this was not the way they wanted to see public housing. Even under the current administration, there was a higher chance of achieving those funds for demolition. It still may take a few rounds to achieve that. If they do not get the grant, then it would be on the Housing Authority's shoulders to look for ways to fund it. One thing the Housing Authority could do would be to bond against future revenues. It was a financial decision for the Housing Authority to make.

Mr. Alix mentioned that his concern was that it was a very complicated funding structure, which was great in that the more diversity there was; the better it would be to get funding. Most of the other funding contributions were things that the relevant parties could commit to. However, he would be reluctant to count HOPE VI money until he saw the check. Ms. Tyler replied that there were numerous funding resources. As a result, there were many points at which there may be a delay. It will take a lot of work and persistence.

Mr. Alix did not feel a degree at which this represented a scenario that could be realistically expected to happen. His concern was primarily the HOPE VI funds. However, maybe his concern should be broader since there were other sources of speculative funding. Was this what we think we might be able to do in a perfect world if all these grants come through? Or was this a roadmap that could actually lead us to a solution in a reasonable number of years? Ms. Tyler responded by saying that this was an approach and these were funds that developers use over and over again. The Housing Authority of Champaign County and Brinshore Development LLC were very experienced developers, and she was confident that they would find the financing that they need to. That was what they specialized in. Brinshore Development LLC has developed 100s of units of affordable housing. The City has confidence in the Urban League and in Homestead. If they do not get the Illinois Housing Development Authority (IHDA) grant, then they could go to the Federal Home Loan Bank or to the bond cap. It was creative financing, and that was what they do. They were not proposing anything that was unrealistic or unachievable. Affordable housing, just by its very nature, takes this kind of approach. It was not the same as the "profit" world, where there would be investors.

Ms. Tyler went on to say that she believed it was realistic. The larger site was a problem. It was ambitious and would have involved costs that they were not ready to take on. They do have the flexibility of some site plan modifications, because the City owns some adjoining properties, but

the City was not committed to that as part of this redevelopment plan. So, the painful process of getting to this point was doing everything they wanted to do, realizing that they could not get it, and then scaling back and being forced to be more creative. She believed that it would fall together; however, the financing would not look exactly like it is being proposed. It will look something like it. In terms of what the City was concerned with was the number of units, and that the units be affordable. The demolition was quite feasible; however, they may need to wait for another funding cycle to get the funds for it.

Mr. Alix inquired as to at what point would someone have to make the decision to go forward with this plan in general? What level of availability of funding would enable them to do that? Ms. Tyler pointed out that they have already tentatively started with the Annual Action Plan this year by funding the Urban League component, which was about \$150,000. They have already taken action on the bond cap ceding, which would free up about \$150,000 per year. This would help the On-Site Plan. By forging the redevelopment agreement, it would allow the Housing Authority to proceed with their HUD approvals on their Relocation Plan, which would be before HUD on their Section 8 Plan on their replacement funds request and on their demolition application.

One of the things was how do we start? There were so many different elements and approvals that were interdependent upon one another. The Lakeside Terrace Redevelopment Plan was a way to memorialize it and to document it all. Although it is being called a redevelopment plan, it really was not like a redevelopment plan that the Plan Commission would normally see. It was a policy for the intergovernmental agencies to work together to achieve the funding. We agree that this was a feasible approach and allows the City to lend its support. It allows the Housing Authority to move ahead and the developers to gear up and look forward to these projects.

Mr. Alix asked if it was fair to say that some of these strategies could happen without others? There was not so much interdependency that this would all have to move forward as a unit. Ms. Tyler replied that it could happen, but not to the satisfaction of the City of Urbana. The Housing Authority could unilaterally get a waiver from HUD and demolish Lakeside Terrace and put up tax credit housing. Homestead could make a proposal to the City of Champaign to work with them instead of the City of Urbana.

Mr. Alix inquired about who would be accountable to whom? Who was driving this project? Ms. Tyler remarked that the City would hope to be driving this project, because we hold the funds. We have entitlement funds that others would like to use. The entitlement funds are for affordable housing, so it was quite correct that we apply our entitlement funds to housing redevelopment like this project. However, the Housing Authority owns the land and the housing at Lakeside Terrace. They are their own entity. Although the Mayor has some appointment authority on the Housing Authority, it is only one or two slots. In terms of the Housing Authority and the City of Urbana, it was a mutual intergovernmental arrangement, which was why the City felt that they needed to draft this agreement. For the developers, Homestead and the Urban League would be accountable to the City of Urbana for the use of our HUD monies. When we accept HUD monies, the City of Urbana is held liable, even for what our recipients do with the money. Brinshore Development LLC would also have an intergovernmental agreement with the Housing Authority as their developer. The City of Urbana would have a zoning contract of a sort with Brinshore Development LLC to guarantee that the site plan looks the way we want it. All the neighborhood issues would be dealt with at the Plan Commission. Even the tenants

would have their agreement with the Housing Authority if they accept a tenant based or relocation voucher. Who would be accountable to whom would be multi-layered and be pretty tight through a lot of paper that would protect people and make sure that this project happens the way it is suppose to.

Mr. Alix expressed his concern about there being so many different pieces being used to solve the overall problem here. The problem was that Lakeside Terrace was obsolete and the housing structures need to be replaced either on the existing site or somewhere else. Obviously that means that there needed to be places for people to move before the demolition of Lakeside Terrace. Those places were being provided by a number of different organizations that are going to be funded by different organizations at different speeds. It would seem that there would be ample opportunity for these organizations to fail to work in concert to the extent that the City would like to see it happen. It would be interesting to see who steps up to be the single-point of contact, even if it was not an organization that was officially accountable. Someone was going to have to keep tabs on this project and look at it as an overall strategy rather than as four to six independent projects. Ms. Tyler commented that it was going to take quite a bit of time on the City staff and the Housing Authority staff. Another reason this plan was important in its current version was because it maintains funding for other housing programs.

Mr. Alix felt that in terms of determining the level of financial commitment that the City was proposing to put into this project was accurate. The City of Urbana does a lot of good in promoting affordable housing through many small expenditures that have been historically done in the right places and at the right levels.

Ms. Stake questioned if there would be any Public Housing or would it all be private? Ms. Tyler answered by saying that Public Housing will cease to exist, as we know it. They would create more and more of the scattered sites with project based units. Ms. Stake asked if the scattered sites would be owned by private enterprises? Ms. Tyler pointed out that the Housing Authority would own less housing stock. Ms. Stake inquired if they would own any? Ms. Tyler replied that they would not own any at Lakeside Terrace, but they would still own their elderly housing projects. Brinshore Development LLC would own the property after the redevelopment project was finished. The Housing Authority would have at least a 30-year agreement with Brinshore Development LLC that the project remains affordable.

Ms. Stake stated out that they would run out of low-income housing eventually. Ms. Tyler responded by saying that public housing was going to be done differently. She went on to explain that the City of Urbana has benefited tremendously from the Housing Authority for many decades in providing for our affordable housing needs without any contribution on the City's part. Now the free ride is over. Lakeside Terrace property is antiquated, and HUD will no longer fund upkeep of older units. HUD is forcing Public Housing Authority's hand by not providing funding for upkeep. They want the Housing Authority to reduce their stock and redevelop with mixed income housing. Those are the strings attached to helping fund a project.

Ms. Stake inquired if the street was going to be as wide as it appeared in the maps? Ms. Tyler replied no. The street would not be any wider than a local street.

Ms. Upah-Bant asked if there was a reason why the City did not require that the Housing Authority and Brinshore Development LLC to look primarily in Urbana first? Or was there just

not adequate stock? Ms. Tyler replied that the stock could possibly be limited, but there was also concern by the Urbana School District, in particular, that we not get into big concentrations. So, the best way to deconcentrate poverty would be to have a larger area to look at. Ms. Upah-Bant commented that we already have these kids in our School District now. Ms. Tyler replied that was correct. She thought that the City of Urbana would have the same number of children from Lakeside Terrace.

Mr. Kangas stated that the Housing Authority owned the land and buildings. They have a developer who would come in to demolish the existing buildings and develop something again. Would the Housing Authority retain the land? Ms. Tyler replied that she was unsure of whether the Housing Authority would want to hold that interest. She believed that the developer, Brinshore Development LLC, would be the one who ends up with the land eventually.

Mr. Kangas commented that on a lot of the public housing, it was a relatively new idea 50 to 60 years ago. Since then, we have learned a lot about what works and what does not work. Now, we say the idea was terrible, but it was what we could afford at the time.

Ms. Stake inquired as to how much money would go to Brinshore Development? Ms. Tyler responded by saying that would help underwrite the construction costs. They have a risk or profit factor, because it would be a complicated project. These types of projects are not huge moneymakers. She believed that the tax credits were what would make it go financially. Brinshore Development LLC would be building approximately a \$15 million project; therefore, ownership of the land would be a small piece for them.

Ms. Tyler explained that one of the reasons why public housing has changed would be because the old system for public housing did not provide a good environment for people to succeed in. From the City's point of view, there are the police calls in the past with gang activity, drug activity and homicides. There are 80 children living at Lakeside Terrace growing up in this kind of environment, which was not good.

12. ADJOURNMENT OF MEETING

Chair Pollock adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Rob Kowalski, Secretary
Urbana Plan Commission