

COMMITTEE ON ADMINISTRATION AND FINANCE

July 11, 1994

Committee Members Present:

Michael Pollock (Chairman), James Hayes, Esther Patt, Marya Ryan, Cliff Singer, Joseph Whelan (arrived at 7:35 p.m.)

Committee Members Absent:

John Taylor

Staff Members Present:

Bruce Walden, Jack Waaler, Charles Gordon, April Getchius, Bruce Stoffel, Joe Hooker, Ron Eldridge, Mayor Satterthwaite, Phyllis Clark

Others Present:

Members of the News Media

Meeting Location:

City Council Chambers

There being a quorum, the meeting was called to order at 7:33 p.m. by Chairman Pollock.

Additions to the Agenda and Staff Report

Chief Administrative Officer Bruce Walden updated the Committee on the recovery process at the Urbana Free Library. He said the fire had caused less damage to the electrical system than initially believed, the telephone and ventilation systems are functional and clean-up efforts continue. He further reported the dollar amount of claims have decreased 61 percent and the number of claims 30 percent in the first seven months of the worker's compensation self-insurance program. Additionally, he stated that parking lot improvements at Lincoln Square should be completed in the next two weeks.

Mr. Whelan arrived.

Mayor Satterthwaite reviewed suggestions made to the Housing Authority of Champaign County in a document entitled HACC Advisory Group, Mayor Tod Satterthwaite, July 7, 1994 which was being distributed. He stated that the City was recommending establishment of an advisory board that would include as members: one HACC Board member, one HACC staff member, one Council/Board member from the cities of Champaign, Urbana and the village of Rantoul. As responsibilities the group might address, the Mayor listed the following: review and comment on HACC Comprehensive Grant applications, participation in the City's CHAS, input on hiring an Executive Director of HACC, discussion of HACC's units' compliance with City building codes, and review of available funding opportunities. He said the City saluted HACC on resolving audit citations and requested a letter from HUD stating the items have been addressed to HUD's satisfaction. Mayor Satterthwaite stated that a resolution establishing the advisory Group has been passed by the HACC Board.

Minutes of Previous Meetings

Ms. Patt moved to approve the minutes of the regular meeting of June 13, 1994. The motion was seconded by Ms. Ryan and carried by a voice vote.

Resolution and Ordinances Determining Amounts of Tax Levy

Comptroller Ronald Eldridge presented a resolution required under the Truth in Taxation Act to set the maximum amount of the City's 1994 property tax levy. He noted that the amount is less than a five percent increase over last year; therefore, no public hearing is required.

Also presented were three ordinances required to levy the property tax and abate certain levies. Mr. Eldridge noted that the total amount of increase to the owner of a \$75,000 home would be one percent (\$3.30).

Mr. Singer moved to forward to the July 18, 1994 Council meeting A Resolution Determining The Amounts Of Money Necessary To Be Raised By The Tax Levy and to the August 15, 1994 Council meeting, the Annual Tax Levy Ordinance Of The City Of Urbana, Illinois For The Year Beginning July 1, 1994 And Ending June 30, 1995, An Ordinance Abating Tax Levy For \$1.0 Million General Obligation Bonds, Series 1992, and An Ordinance Abating Tax Levy For \$5.705 Million General Obligation Bonds, Series 1994. The motion was seconded by Mr. Hayes and carried by a voice vote.

Resolution on Prevailing Wages

City Attorney Jack Waaler explained the City is required to adopt prevailing wages and benefits as determined by the Illinois Department of Labor for workers employed on public work's

projects or to explore what the wages should be.

Mr. Singer moved to send to Council A Resolution Ascertaining Prevailing Wages. The motion was seconded by Ms. Patt and carried by a voice vote.

An Amendment To The Zoning Ordinance Of The City Of Urbana, Illinois (Definition and Regulation of Parking Lots) (Plan Case No. 1531-T-94)

Planner Joe Hooker presented a modified ordinance regarding the regulation of parking lots. He stated that incorporating the reference to Article VIII in the definition of accessory use clarifies the minimum requirements that property owners must maintain and dedicate regarding the minimum number of parking spaces for users of the building. Additionally, the rental of excess parking spaces have been limited to occupants of residential uses for properties in residential districts .

Mr. Hayes moved to send to Council An Amendment To The Zoning Ordinance Of The City Of Urbana, Illinois (Definition and Regulation of Parking Lots) (Plan Case No. 1531-T-94). The motion was seconded by Mr. Whelan and carried by a voice vote.

A Resolution Authorizing An Application To The Illinois Housing Development Authority For Small Rental Property Program Funds

Community Development Manager Bruce Stoffel presented a proposed application to the Illinois Housing Development Authority for \$250,000 of the federal HOME fund 1994 allocation. He said the proposal is meant to replace a previous program for rental housing rehabilitation. Contrary to the previous program, the proposed program contains limitations on household income and rents.

Mr. Stoffel pointed out areas where the Council could exercise flexibility: in creating their own limits for rent and income (as long as they are no higher than mandated in the HOME regulation); in geographic targeting; in the financing method for participating property owners; and in fully financing renovation.

In answer to a question regarding the proposed financing, Mr. Stoffel explained that the property owner would be borrowing half of the project costs from the program (interest free) and providing half from their own funds or by obtaining a bank loan. The half provided by the program could be fully forgiven during the last five years of the program if the applicant remains in possession of the property for the entire ten years.

Mr. Stoffel stated that the City could create a program requiring rents to be frozen at the level prior to rehabilitation and/or limiting the amount rents could be increased annually during the

program period, as suggested by Ms. Patt, as long as the maximum rent levels are observed.

Responding to a question regarding the proposal to make the program available city-wide, Mr. Stoffel stated that the recommendation is an effort to establish a deconcentration of lower income tenants, as encouraged by HUD, and to provide location choices for tenants. He added that it is anticipated, after analyzing the housing stock in Urbana, that there are a large number of qualified property owners city-wide.

Regarding the question of whether the city must require matching funds from property owners, Mr. Stoffel stated that the city could fully finance the rehabilitations up to the maximum amount. The match is recommended in order to leverage dollars, to increase the number of units that could be rehabilitated, and to be more competitive.

Mr. Hayes moved to send to Council A Resolution Authorizing An Application To The Illinois Housing Development Authority For Small Rental Property Program Funds. The motion was seconded by Mr. Whelan.

Ms. Patt moved to amend the application by changing the median family income guidelines to 50 percent. The motion was seconded by Ms. Ryan.

In response to the question of whether the amendment would be too restrictive, Mr. Stoffel stated that some property owners would be eliminated but it is not possible to determine how many would be affected. He added that if it is found that program funds are not being utilized, the state would require changes to be made.

Ms. Patt encouraged the Committee to support the amendment in order to be consistent with the city's CHAS.

The motion to amend the Small Rental Properties Program application carried by a voice vote.

Mr. Singer moved to request that staff provide language in the application that would allow flexibility to change the guidelines if it is necessary in order to utilize the funds. The motion was seconded by Mr. Hayes and failed by a show of hands vote.

A Resolution Amending Housing Rehabilitation Program Operational Guidelines As Originally Authorized By Resolution No. 7576-R26

Mr. Stoffel reviewed changes proposed in the Housing Rehabilitation Program Manual 1994-1996. He noted that the Community Development Commission and staff recommend the proposal as an effort toward implementing recommendations in the CHAS and to simplify programs.

Whole house programs, which are typically funded through an emergency program, have been reduced from four to two; and the roof maintenance program has been eliminated. He said that the resolution proposed includes direction to the Community Development Division to solicit proposals from financial institutions to participate in housing programs.

Mr. Singer moved to send to Council A Resolution Amending Housing Rehabilitation Program Operational Guidelines As Originally Authorized By Resolution No. 7576-R26. The motion was seconded by Mr. Hayes and carried by a voice vote.

Property Disposition - Hollywood and Vine

City Attorney Jack Waaler suggested that a staff member be designated to determine if there is interest in acquiring property at Hollywood and Vine.

Mr. Singer moved that a staff member be designated to determine if there is interest in acquiring property at Hollywood and Vine. The motion was seconded by Mr. Whelan and carried by a voice vote.

An Ordinance Regarding Processing of Proposed Annexation Agreements

Mr. Singer moved to send to Council An Ordinance Regarding Processing Of Proposed Annexation Agreements. The motion was seconded by Ms. Patt and carried by a voice vote.

Resolution Concerning Public Safety

Mr. Singer stated that his proposed resolution would begin the process of addressing public concern for public safety. He suggested that the Committee approve all or part of the resolution prior to a goal setting session.

Mr. Singer moved to send to Council A Resolution Concerning Public Safety. There was no second to the motion.

Mr. Singer moved to send to Council A Resolution Concerning Public Safety with the deletion of the following:

"2. Have its Chief Administrative Officer report to the Council within 90 days on options available to Urbana for improving facilities and services in public housing within the City."

There was no second to the motion.

Mr. Singer moved to send to Council A Resolution Concerning Public Safety with the deletion of 2. as shown above and \$17,000 from the \$267,000 budgeted for parking and vehicle storage. There was no second to the motion.

Mr. Singer moved to send to Council A Resolution Concerning Public Safety with the deletion of 2. as shown above, \$17,000 from the \$267,000 budgeted for parking and vehicle storage and 4. as follows:

"4. Carry over a minimum of \$10,000 in said reserve fund, in order to reduce the FY95-96 "Social Services" demand on Cunningham Township sufficiently that the Township may safely allocate this sum to emergency rent assistance and general assistance grants in an amendment to its FY94/95 budget, toward the end of continuing established programs aimed at preventing homelessness."

There was no second to the motion.

Mr. Singer moved to request that staff provide a schedule for a goal setting session at the July 18, 1994 Council meeting. There was no second to the motion.

Mr. Singer moved that there be no expenditures for an outside facilitator relative to goal setting meetings. The motion was seconded by Ms. Patt and carried by a show of hands vote.

Mr. Singer moved to request a schedule for a goal setting session at the July 25, 1994 Committee on Environment and Public Safety meeting. The motion was seconded by Ms. Ryan and carried by a voice vote.

Adjournment

There being no further business to come before the Committee, Chairman Pollock declared the meeting adjourned at 9:05 p.m.

Respectfully Submitted,

Sharon Menges, Secretary

**This meeting was broadcast on cable television