



APPROVED by CDC 11-22-05
MINUTES
COMMUNITY DEVELOPMENT COMMISSION
Tuesday, October 25, 2005, City Council Chambers

Call to Order: Chairperson Cobb called the meeting to order at 7:04 p.m.

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

Commission Members Present: Fred Cobb, Chris Diana, Theresa Michelson, Nancy Quisenberry, Umesh Thakkar, Dennis Vidoni

Commission Members Absent: Joanna Shisler, Anne Heinze Silvis

Others Present: Elizabeth Tyler, Kelly Hartford and Connie Eldridge, Community Development Services; Dave Stecher, Ecological Construction Laboratory (e-co lab); Dennis Roberts, Urbana City Council.

Approval of Minutes: *Chairperson Cobb asked for approval or corrections to the August 2, 2005 minutes. Commissioner Michelson noted a typographical error on page 7, sixth paragraph, first line that should read, "...if a member missed three consecutive meetings..." Referencing page 11, second paragraph, Commissioner Vidoni clarified his intent that "reviewing each point in this manual was a little overwhelming." Commissioner Quisenberry moved to approve the corrected minutes, and Commissioner Thakkar seconded the motion. The motion carried unanimously.*

Petitions and Communications: Commissioner Vidoni noted that the last two Community Development (CD) Commission meetings were cancelled, resulting in lost momentum on the by-laws issue. Commissioner Vidoni preferred to have regular meetings rather than allow issues to stack up. Ms. Tyler commented that the agenda items for Scottswood Area Stormwater Improvement and Inclusionary Housing were very recent. Chairperson Cobb agreed that issues should be continued as soon as possible. Commissioner Quisenberry noted that if there was not a quorum, the issue would be delayed. Commissioner Thakkar suggested holding a special meeting, if needed. Ms. Tyler said it was not unusual to hold multiple meetings to review by-laws. Other City commissions have gone through a similar process.

Staff Report: Ms. Tyler said that Commissioner Thakkar provided the articles from *The New York Times* and *Fairbanks Alaska Daily News-Miner*.

A series of community meetings called "big.small.all.champaign county" will be held in November. The purpose is to receive community dialogue on the future of Champaign County. Two meetings will be held in Urbana, although persons may attend any meetings or submit ideas through the website at www.bigsmallall.cc.

Ms. Tyler reviewed the Urbana City Council Common Goals. There is continued interest in housing programs, with one goal to increase affordable housing. Also, there is commitment to replace housing for Lakeside Terrace Redevelopment.

Ms. Tyler distributed the Department of Housing and Urban Development (HUD) letter for Fiscal Year (FY) 2004 HOME and Community Development Block Grant (CDBG) Program Monitoring. Considering the recent challenges, Ms. Tyler felt this was a successful report with very few outstanding issues. City staff is preparing a response to the monitoring letter. One potential finding is the slow progress on Homestead Corporation's project. Because the project was delayed repeatedly, it caught HUD's attention. Staff is working with Homestead to move the project forward.

The City of Urbana is still waiting for the results of HUD's Supportive Housing Program (SHP) monitoring visit. In response to Commissioner Vidoni, Kelly Hartford said that she would follow up with the City's HUD representative.

Ms. Tyler also distributed an article on inclusionary housing and the Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Urbana and Champaign/Urbana/Champaign County (Urbana) HOME Consortium for July 1, 2004 – June 30, 2005. Grants Management staff's primary focus had been to produce the CAPER, which was submitted to HUD on September 29, 2005.

On August 12, 2005 City Council adopted the City of Urbana Housing Rehabilitation Manual for Program Years 2005-2009.

Ms. Tyler announced that John Schneider is the new Manager of Grants Management Division (GMD). Because he has class on Tuesday nights through May, he will not be able to attend the CD Commission meetings. Mr. Schneider will compile the CD Commission packets, and GMD staff will attend the meetings. Ms. Tyler encouraged commissioners to meet Mr. Schneider.

Old Business: None.

New Business: **Approval of Amendments to certain CDBG and HOME agreements.**

Ms. Hartford provided the following corrections to the memorandum: Pages 1 and 3 – remove "Roundhouse" from the CDBG Program for Mental Health Center of Champaign County. Page 2 – Rather than the HUD monitor, it was the City's auditor who noted the language that needed to be added to the City's agreements. Ms. Hartford explained these original agreements were approved by City Council and signed by the Mayor. While waiting for HUD approval, the City's auditor reviewed agreements. After City Council approval of the amendments, the agencies will sign both the original and amended agreements. The amendments include information on Davis-Bacon, copyright and patent right. In response to Chairperson Cobb, Ms. Hartford said the agencies were notified about these changes.

Referencing the additional compliance, Commissioner Diana asked if all parties would have the capacity to do this. If the agencies do not, how responsible is the City of Urbana for oversight? Ms. Hartford responded that the City would work with the agencies to help them comply with the regulations. Ms. Tyler said this should not be a problem for these agencies. Referencing a neighborhood organization such as United Citizens and Neighbors (UCAN), Commissioner

Diana stated that an agency is either keeping Davis-Bacon requirements or it is not. He said City staff must be sure the agencies meet these requirements, and Ms. Tyler agreed staff may need to spend more time with them.

Commissioner Michelson moved to recommend approval to City Council the following:

Amendments to CDBG Subrecipient Agreements:

- *Champaign County Regional Planning Commission (RPC) – Homeless Information Management System (HMIS), Project No. 0506-AAP-01*
- *Community Health Improvement Center (CHIC) – Frances Nelson Satellite, Project No. 0506-AAP-02*
- *Partnership Accounts for Individual Development (PAID), Project No. 0506-AAP-03*
- *Champaign County RPC – Court Diversion Services, Project No. 0506-CSSP-01*
- *Champaign County RPC – Senior Services, Project No. 0506-CSSP-02*
- *CHIC – Frances Nelson Satellite, Project No. 0506-CSSP-03*
- *Crisis Nursery of Champaign County, Project No. 0506-CSSP-04*
- *Mental Health Center of Champaign County, Project No. 0506-CSSP-05*
- *United Citizens and Neighbors, Project No. 0506-NOG-01*

Amendments to HOME Subrecipient Agreements:

- *Second Amendment to a Certain Agreement between the Urbana HOME Consortium and Homestead Corporation – Homestead Affordable Homeownership Program FY 2003-2004*
- *An Amendment to a Certain Agreement between the Urbana HOME Consortium and Center for Women In Transition – Transitional Housing Facility Construction Project FY 2004-2005*
- *An Amendment to a Certain Agreement between the Urbana HOME Consortium and Ecological Construction Laboratory – Affordable Homeownership Program – Passive Solar House FY 2004-2005*
- *An Amendment to a Certain Agreement between the Urbana HOME Consortium and Urban League of Champaign County Development Corporation – Urban League Affordable Rental Housing Development Program FY 2004-2005*

Commissioner Thakkar seconded the motion. The motion carried unanimously.

Scottswood Area Stormwater Improvement Project Funding – Ms. Tyler reviewed this interagency project to improve drainage and solve the long-standing flooding of Scottswood Subdivision in eastern Urbana. The drainage district includes the Champaign County Nursing Home, Weaver Park, and land owned by the Urbana School District. The City of Urbana has been working with a number of agencies for seven to eight years to analyze the problem, plan improvements and seek grant funds to offset costs. There will be two phases of construction. The project will cost \$2,055,000, to be paid with Community Development Assistance Program (CDAP) grant funds and a benefit assessment by the St. Joseph Drainage District #3.

The CDAP grants, which are equivalent to the City of Urbana's CDBG funds, will off-set approximately one-half of the project costs for residences outside City limits. Because the City of Urbana does not have access to CDAP funds, the City would like to use CDBG funds so

single-family residences within City limits would receive a similar benefit. Staff felt that it is a good use of CDBG funds since many residences are in the CD Target Area.

Ms. Tyler reviewed the project boundaries and the CD Target Area boundaries. She noted that some properties are in the City limits but not in the CD Target Area. However, those households would likely qualify based on income. This is a policy decision about whether it is a potential CDBG project. Ms. Tyler said the project falls under the goals and strategies of the City's 2005-2009 Consolidated Plan and is supported by the City's Community Development Infrastructure Strategies. Considering single-family properties and excluding brand new housing that is not occupied, staff estimates the total CDBG assistance to be approximately \$83,000 for a full assessment. Providing the same benefits as the County would be half that amount. Going beyond the CD Target area would cost \$80,000.

Ms. Tyler mentioned that each year the City gets a little less in CDBG funding. Also, there are many pre-existing commitments, such as the Frances Nelson Health Care Facility, and proposed projects such as streetlighting, expanding housing inspections, or an exterior paint program. Using CDBG funds for stormwater improvement would reduce funds available for other agencies. Ms. Tyler noted this was an important decision that would need to be made soon due to timing of assessments.

Chairperson Cobb asked how much money would be available from the regular City of Urbana budget for this type of improvement. Other neighborhoods have had drainage problems and have not been charged for this. Ms. Tyler explained that miscellaneous sewer repairs, streetlighting, and brick sidewalk repair are budgeted through the Public Works Department's Capital Improvement Plan. This project would use alternative funding.

Chairperson Cobb inquired about community input from the Scottswood area. Ms. Tyler said the community meeting was not as well attended as hoped. There have been meetings in the past, and they will try again make people aware of the situation. Staff has met with the News-Gazette to discuss the project and get more media coverage. Chairperson Cobb requested that the CD Commission be notified when there is another community meeting.

Commissioner Diana said this would be part of a normal city's budget item, not necessarily a CDBG project. He felt that federal funds are used too often for projects that may only be marginally intended for CDBG funding.

Commissioner Thakkar wondered if flooding issues would be considered part of disaster funding. Ms. Tyler replied there is a disaster and hazard mitigation plan which addresses flooding along the Boneyard Creek. However, flooding in the Scottswood area is due to poor design many years ago, and, as a result, the properties have become marginalized. It is a detriment to the area and contributes to poor community condition.

Ms. Tyler understood the debate about City versus CDBG funding. One viewpoint is that the funding will improve a lower income area. For example, CDBG funds were used to complete the Sunset Drive project. Also, capital improvement projects help the City meet HUD's timeliness requirements. In the past many agencies (such as Center for Women in Transition, Developmental Services Center, Homestead Corporation) experienced project delays. Having a mixture of infrastructure and agency projects avoids the risk of a performance problem.

In response to Commissioner Michelson, Ms. Tyler said the amount of funding would range from \$40,000 to \$80,000. The CDBG funding would offset the drainage assessment. Ms. Tyler stated the best recommendation would be to match Champaign County's assistance. The City did not want city residents to pay double the amount that their county neighbors would pay.

Ms. Tyler added that commissioners could decline to assist. The Drainage District would try to make this project affordable. Referencing the preliminary project assessment spreadsheet, she noted the cost per lot ranged from \$800 to \$2,200.

Commissioner Thakkar asked if other agencies were involved in this collaboration.

Dennis Roberts stated that a small part of his ward is in this area. The breakdown of costs to homeowners by remediation is based on where the homeowner lives. For example, those homeowners who live north of Main Street have the highest cost, which is \$2,200 for a 10-year period. He said this is a sizeable cost compared to those properties that experience the actual flooding. Fees are determined by the drainage assessment, and those homes north of Main Street are at the top of the drainage area. Mr. Roberts supposed those homeowners did not have high incomes and felt this deserved fair consideration. He suggested if the CD Commission chose to provide CDBG funds, it should be a marginal donation and not cover the entire amount.

Commissioner Vidoni agreed with Commissioner Thakkar that this was a worthy project and was not out-of-line. Commissioner Vidoni saw this as a fairness issue in terms of the county and city issues, and he said Mr. Roberts identified a different fairness issue. Mentioning shared responsibility, he supported allocating funds to pay a portion of the assessment rather than the full amount. Commissioner Vidoni said the beneficiaries would be more involved with the project if they were part of the assessment.

Commissioner Michelson asked if county residents would pay an additional assessment. Ms. Tyler answered yes; however, the amount would be offset by the CDAP grants. The idea is to match the county's support.

Referencing Mr. Roberts' comments, Ms. Tyler asked if the CD Commission would be interested in income-qualifying those residents in the impacted area but not in the CD Target Area. In the Main Street area, only five households are in the CD Target Area with another 11 in the City of Urbana but not in the target area. Commissioner Quisenberry noted that all homes in the project area would benefit from this, and all experience flooding whether or not they are in the CD Target Area. Commissioner Michelson was interested in equalization for those outside the CD Target Area.

Commissioner Diana asked if CDBG funds could be used outside the CD Target Area, and Ms. Tyler answered yes. Commissioner Diana stated that he did not question the practicality or value of the project. However, if the City was truly talking about fairness issues, he said the funds should come from the same funding pool, not CDBG. CDBG funds are intended for other purposes than municipal repairs.

In response to Chairperson Cobb, Ms. Tyler indicated the precise numbers would be a part of the Annual Action Plan. This discussion is preceding the Annual Action Plan process because there

is a need to know before the assessment is set. The City Engineer and Chief Administrative Officer were looking for policy direction in advance.

Mentioning other projects, Commissioner Michelson asked if homeowners were assessed when curbs were installed. Since this project will be done anyway and homeowners will have to pay, CDBG funds will help equalize the cost for low-income residents. Commissioner Diana responded the project is somewhat different in that the City will pay to fix curbs. CDBG funds are intended for use in the target area. There was discussion on using CDBG versus city funds. Ms. Tyler added that infrastructure projects go through a similar process.

Noting this was the developer's fault, Commissioner Quisenberry said it was sad that residents had to pay for something that someone else did wrong. She also was inclined to use CDBG funds to help residents. Ms. Tyler replied that, in fairness to the developer, this subdivision was built before current drainage requirements. This has been an unfortunate situation, and Scottswood has been flooding for many years. This has prevented the area from stabilizing.

If CDBG funds are used for this project, Chairperson Cobb asked about the impact on other projects. Ms. Tyler responded that the City's programs would hold steady. There is an interest in funding Frances Nelson Health Center, neighborhood improvements such as streetlighting, and additional housing rehabilitation. Usually the City would accept agency proposals for funding requests, and staff cannot anticipate what those would be. At some point the City may not be able to provide as much funding for applicants. However, Ms. Tyler anticipated that the City could still participate in known projects.

Mr. Roberts mentioned his recent conversation with a contractor concerning sewer lines. According to the contractor, the sewer lines in the Scottswood area were made out of asphalt tubes, which is a form of treated cardboard. Due to the construction standards at that time, almost every single home will need to replace its sewer line. Mr. Roberts felt the residents of that neighborhood were looking at big problems, along with other costs due to the age of the homes.

Referencing the memorandum, Commissioner Michelson noted the anticipated increase value of the properties will raise real estate taxes.

Chairperson Cobb questioned the availability of other sources of revenue such as bond sales. Ms. Tyler said tapping the CDAP funds was well done from a grant perspective. She was not sure how bonds would help the homeowners' assessment. If there are more requests for CDBG funds, the City can investigate other funding sources. Ms. Tyler commented on bond cap sources for Lakeside Terrace Redevelopment and Prairie Winds Supportive Housing for low-income assisted living. The City Council is committed in concept to ceding bond cap funds to help finance this project.

Commissioner Vidoni was also concerned about using CDBG funds for infrastructure when there were other important uses of these funds, such as poverty issues, fair housing, etc. He believed this was a worthy project with a net gain and greater good despite the concerns. However, he did not want CDBG funds "preyed upon." Commissioner Michelson felt the project was beneficial and noted this involved \$40,000 out of a \$500,000 budget.

Commissioner Diana asked if there was a study on any negative impact to the Champaign County Nursing Home, if the project was not done. Ms. Tyler stated the project is going to proceed. The nursing home was predicated on the detention basin being in Weaver Park. Commissioner Diana noted the project will benefit a lot of municipal and county property. He asked if that was a part of the impact study. Ms. Tyler felt this was anticipated early in the planning process. Commissioner Diana wondered about a funding plan if Champaign County did not receive CDAP funds. Ms. Tyler did not know; however, the County was successful in receiving the funds.

Commissioner Quisenberry questioned the CD Commission's objective in this process. Chairperson Cobb said the commission was to review the potential for assessment. Ms. Tyler added the CD Commission could support the project through a motion.

Commissioner Thakkar said that Commissioner Diana was correct about priorities. CDBG funds could have been used elsewhere, but this project benefits many people. Under these conditions, he said this project would be appropriate. Chairperson Cobb asked if Commissioner Thakkar wanted these concerns be made known to the City Council. Commissioner Thakkar answered yes. The CD Commission supported the project but felt that alternative funding could have been used for this project.

Commissioner Vidoni moved to recommend to City Council a plan to allocate FY 2006-2007 CDBG funds to offset a portion of the assessment to City residents of the CD Target Area and assisting those outside the CD Target Area through income qualification. CDBG funds should not be easily accessible to infrastructure projects that could otherwise be funded by other City funds. Commissioner Quisenberry seconded the motion. There was discussion whether to stipulate an amount, who would qualify, and if this meant 50% support. The motion carried unanimously.

Commissioner Diana commented that the houses in Scottswood Subdivision have had wet basements for over 40 years. Now that Champaign County is building a nursing home, residents will get dry basements.

Inclusionary Housing – Ms. Tyler stated this was a policy matter that first came before City Council, and no immediate action is required. Dennis Roberts is the proponent. The concern is what can be done to increase the amount of affordable housing and distribution through inclusionary housing requirements or other means. It was suggested that a task force be formed.

As originally presented, City staff felt the model was more appropriate in other areas of the country. The City of Urbana has 52.7% affordable housing stock, which compares favorably with other communities. Ms. Tyler referenced the City's Consolidated Plan and Comprehensive Plan's objectives to avoid concentrated poverty. A major concern was if the City mandated inclusionary housing, this would have a counterproductive impact since the City of Champaign and the Village of Savoy would not participate. Ms. Tyler said the issue is what can be done to create more affordable housing and homeownership opportunities.

Ms. Tyler noted that the new City Council may not be familiar with the CD Commission and Grants Management Division. Currently there are many multi-year programs for affordable

housing, such as Lakeside Terrace and Kerr Avenue. If a new program is introduced, there is concern about resources and falling behind on current projects.

Chairperson Cobb remarked on his recent visit to Atlanta and noted many multi-unit structures have a certain percentage set-aside for low-income persons and senior citizens. However, he did not want to discourage any developer through restrictions and asked if any developer has expressed any apprehensions. Ms. Tyler said if a policy was proposed, the developers surely would. She discussed current affordable homeownership opportunities through Sunny Estates, Savannah Green, the Community Housing Development Organizations (CHDOs), and Habitat for Humanity. There is a fair amount of activity among the private developers and nonprofit organizations. Ms. Tyler said inclusionary housing only works when the housing market is so hot that the developer is not deterred. Those communities mandate this, and the costs are absorbed by the development. The Champaign/Urbana area is not like this.

If the City of Urbana were to mandate inclusionary housing, this would put a definite chill on development in Urbana. In the City of Urbana's 13 subdivisions, there is a variety and healthy mix of homes, not just luxury homes. Before the Build Urbana initiative, only 20-30 homes were built in Urbana per year. By equalizing the perceived tax burden for five years, there was a good increase in housing production and more diverse subdivisions. Now 150 or more homes are being built per year.

Commissioner Diana added that Atlanta achieved widespread inclusionary housing through incentives and rebates to build in the metro area. He agreed that if it becomes more complicated to do business in an area, developers will move to another area. He felt that positive incentives would draw more activity. Ms. Tyler added that City Council made the point it was not interested in regulatory actions.

Referencing the Police Chief's report, Commissioner Quisenberry commented that her neighborhood was very concerned with crime statistics, and people were moving out of very nice condos as a result. There was discussion on how the demolition of Lakeside Terrace and inclusionary housing would impact the crime rate.

In response to Commissioner Michelson, Ms. Tyler explained that the Lakeside Terrace Redevelopment Plan would have 100 units built on-site. 25 units would be affordable, with other units accepting Section 8 and project based vouchers. There could be a concentration of poverty if the CHDO partners cannot find 80 true replacement units throughout the county for very low-income persons. HUD, the Housing Authority and the communities will need to work together.

Mr. Roberts explained that he is new on City Council and is still learning about affordable housing issues. Although City Council discussed setting up a task force to pursue inclusionary housing ideas, it was not supported by the council as a whole. Rather, City Council is focusing on other issues such as crime. Mr. Roberts is open to any ideas that the CD Commission may have on this issue. He discussed inclusionary housing in San Diego, California, and how it has improved the lifestyle and integrated middle class America. The article indicated that because people were proud of where they lived, this impacted their behavior. He also mentioned Chief Adair's ideas on the impact of neighborhoods on behavior. Mr. Roberts wondered if inclusionary housing would address issues of crime in certain apartments.

Mr. Roberts agreed that the San Diego model of inclusionary housing did not apply to the City of Urbana because there is affordable housing here. However, he has noticed that recent new developments are described as “upscale” and “deluxe.” For example, the student housing that will replace the old K-Mart will include a gym, spa, etc. to draw students who can afford this. Currently there is no requirement for any developments to address low-income affordability.

Mr. Roberts questioned whether the City of Urbana was only interested in high-end development. He understood this brought in more taxes, but wondered what this says about caring for low-income persons. Mr. Roberts discussed the mean income for the area and whether lower income families can truly afford a home. The issue is what can the City of Urbana do to make or encourage developers to consider those who are struggling. He believed that grants or subsidies would be needed and mentioned property tax rebates for rental units and affordable condominium projects.

In response to Ms. Tyler, Mr. Roberts confirmed that he was thinking about new rather than current projects. Another idea would be to allow developers to build more densely if the project included low-income housing. The Zoning Board could provide waivers, variances and special permits, and building permits could be waived or reduced. None of these suggestions would impinge on the right to build beautiful homes. He was looking for new ways for developers to partner with the City.

Mr. Roberts has discussed this with Esther Patt and Laura Huth, and both felt this was a positive program and were willing to participate. City Council suggested and Mr. Roberts is asking the CD Commission to consider this project over the next year. Unless the City actively pursues this, affordable inclusionary housing will not just happen.

Chairperson Cobb believed there are developers from other areas that might be interested in this. Commissioner Thakkar suggested a public hearing and inviting developers. Commissioner Thakkar mentioned affordable housing in Atlanta, urban landscaping, housing that is environmentally friendly and energy efficient. Mr. Roberts liked the idea of incorporating energy efficiency and involving developers who are personally committed to this. Commissioner Thakkar said the energy issues will not go away and will continue to hurt low-income families. There was discussion about a straw-built apartment, combining energy efficiency and affordability, and broadband access to provide low-income families with computer access.

Ms. Tyler mentioned a joint study session with City Council three years ago that focused on affordable housing. This is the time to plan study sessions and public workshops. Commissioner Thakkar said a study session should be used to help guide the workshops. Identifying people to spearhead the efforts, disseminating ideas and involving the public were mentioned. Having been involved in many study sessions, Commissioner Diana said the session must focus on the primary objective and avoid side paths. The number one focus should be inclusionary housing needs and how the other ideas promote this. He supported incentives but felt allowing developers to build low-income housing away from the subdivision or project almost contradicts the concept of inclusionary housing.

Commissioner Michelson mentioned houses being used as student rentals and being in need of repairs. She would like those houses rehabilitated and used for inclusionary housing.

Commissioner Thakkar felt that the City of Champaign and Champaign County should be involved in discussions on inclusionary housing.

Chairperson Cobb stated it was the consensus of the CD Commission to think about what was plausible and what was not. Mr. Roberts felt the initiative has been passed to the CD Commission, and he wanted to support and participate in some way. Chairperson Cobb stated the CD Commission will accept this task and will provide feedback.

Study Session – CD Commission By-Laws – Ms. Tyler said the notes have not been incorporated into the by-laws. She stated it was very important that the Mayor appoint members of the CD Commission and the Chairperson, and that City Council vote on this. She believed the CD Commission came to the same idea. As far as electing an Acting Chairperson, the CD Commission could chose a long-standing member or someone who is comfortable with the role.

Ms. Tyler commented that including language about the CD Commission representing the public was getting away from its role to advise City Council. The CD Commission is appointed by the Mayor and approved by City Council to advise them on community development activities. She felt it was not appropriate to add the burden of public representation. Other responsibilities include recommending the Annual Action Plan, funding, and planning activities such as the Consolidated Plan. Everything the CD Commission does is advisory. The Mayor is pleased with the CD Commission and how it functions.

Commissioner Diana asked how the commission was originally used and where the members came from. He felt the wording implied there must be residents from the three groups. The CD Commission includes plenty of concerned citizens but is lacking in the other areas. Ms. Tyler said this is currently hard to comply with, and the by-laws are adopted to govern the commission. Commissioner Vidoni wanted to revisit this and would like to see a compilation of discussion. Commissioner Quisenberry asked what decisions the CD Commission could make. Ms. Tyler wanted the Mayor and City Council to be satisfied with this as well. Chairperson Cobb asked if the new City Attorney would indicate what choices were legal. He noted the by-laws may be amended by a 2/3 vote of the quorum and must comply with City ordinances. Ms. Tyler responded if the ordinance is out of date, then it should be updated. The by-laws are what commissioners think is the best way to govern themselves.

Due to the Thanksgiving holiday, the recording secretary will contact commissioners early to determine if there will be a quorum at the November 22nd meeting.

Adjournment: Chairperson Cobb adjourned the meeting at 9:36 p.m.

Recorded by Connie Eldridge