1-18-93

CHAMPAIGN-URBANA BLACK
CHURCHES MAILING LIST
7-9/92

Elder L.C. Dorsey
Faith Temple Church
1302 1/2 North Champaign
Champaign, Illinois 61820

Rev. Ronald Baker
Jericho Missionary Baptist Church
801 Kilarney Street
Urbana, Illinois 61801
Ofc:328-2352/Home:359-8674

Bishop Lee Giboney
Apostolic Faith Church
110 East Bellefontaine
Champaign, Illinois 61820
Ofc:352-2383/Home:359-0299

Elder Lloyd E. Gwin
Church of the Living God
1109 N. 4th Street
Champaign, Illinois 61820
Ofc:359-6920/Home:351-1610

Rev. Jimmy O. Holmes
Morning Star Freewill Baptist Church
1402 West Eads Street
Urbana, Illinois 61801
Ofc:367-5912/Home:367-0444

Rev. Hursey
Dublin Street Church of Christ
1402 West Dublin Street
Urbana, Illinois 61801

Pastor Edward McGhee
Alpha and Omega Temple
of the Lord Jesus Christ
Apostolic Faith
400 West Bradley Avenue
Champaign, IL 61821
Ofc:398-6745\398-6752
Home:352-4505

Rev. Ed Jackson
Macedonia Baptist Church
808 N. Fourth Street
Champaign, Illinois 61821
Ofc:351-8234

Rev. John Deron Johnson
St. Luke C.M.E. Church
809 North Fifth Street
Champaign, Illinois 61820
Ofc:356-4922/Home:351-7420

Rev. W. B. Keaton
Pilgrim Missionary Baptist Church
1310 North Sixth Street
Champaign, Illinois 61820
Ofc:352-8055/Home:352-3244

Elder Charles McMullen
Greater Jerusalem Apolstolic
Church
809 South Fifth Street
Champaign, Illinois 61820
Ofc:384-9599/Home:384-7098

Rev. Charles Nash
New Hope Nondenominational
409 E. Grove
Champaign, Illinois 61821
Ofc:352-3546/Home:352-3544

RLSC
1st Wed AM -
Monthly
at Covenant
Church

Elder Donnie L. Frith
Liberty Temple Church
of God in Christ
1203 North Market Street
Champaign, IL 61820
Ofc:351-3546

Elder Robert Perry
Grove St. Church of God in Christ
501 East Grove Street
Champaign, Illinois 61820
Ofc:359-3821/Home:0407

Rev. Dudley Sankey
Northside Church
701 North Wright Street
Champaign, Illinois 61820
Home:352-1842

Rev. Lundy Savage
Mt. Olive Baptist Church
808 East Bradley Avenue
Champaign, Illinois 61820
Ofc:352-7713/Home:356-1958

Rev. Matthew Scott
New Light Baptist Church
1500 Sheppard Place
Rantoul, Illinois 61866

Rev. Claude E. Shelby, Sr.
Salem Baptist Church
500 East Park Street
Champaign, Illinois 61820
Ofc:356-8176/Home:359-6786

~~Elder Larry Simmons~~
Greater Holy Temple
1405 West Dublin
Urbana, Illinois 61801
Ofc:384-7720/Home:344-4121

Rev. B. J. Tatum
Canaan Missionary Baptist Church
402 West Main Street
Urbana, Illinois 61801
Ofc:367-2158/Home:367-2245

Pastor Steven Jackson
Bethel AME Church
401 E. Park St.
Champaign, Il. 61820
Ofc 356-0323 / Home 351-4060

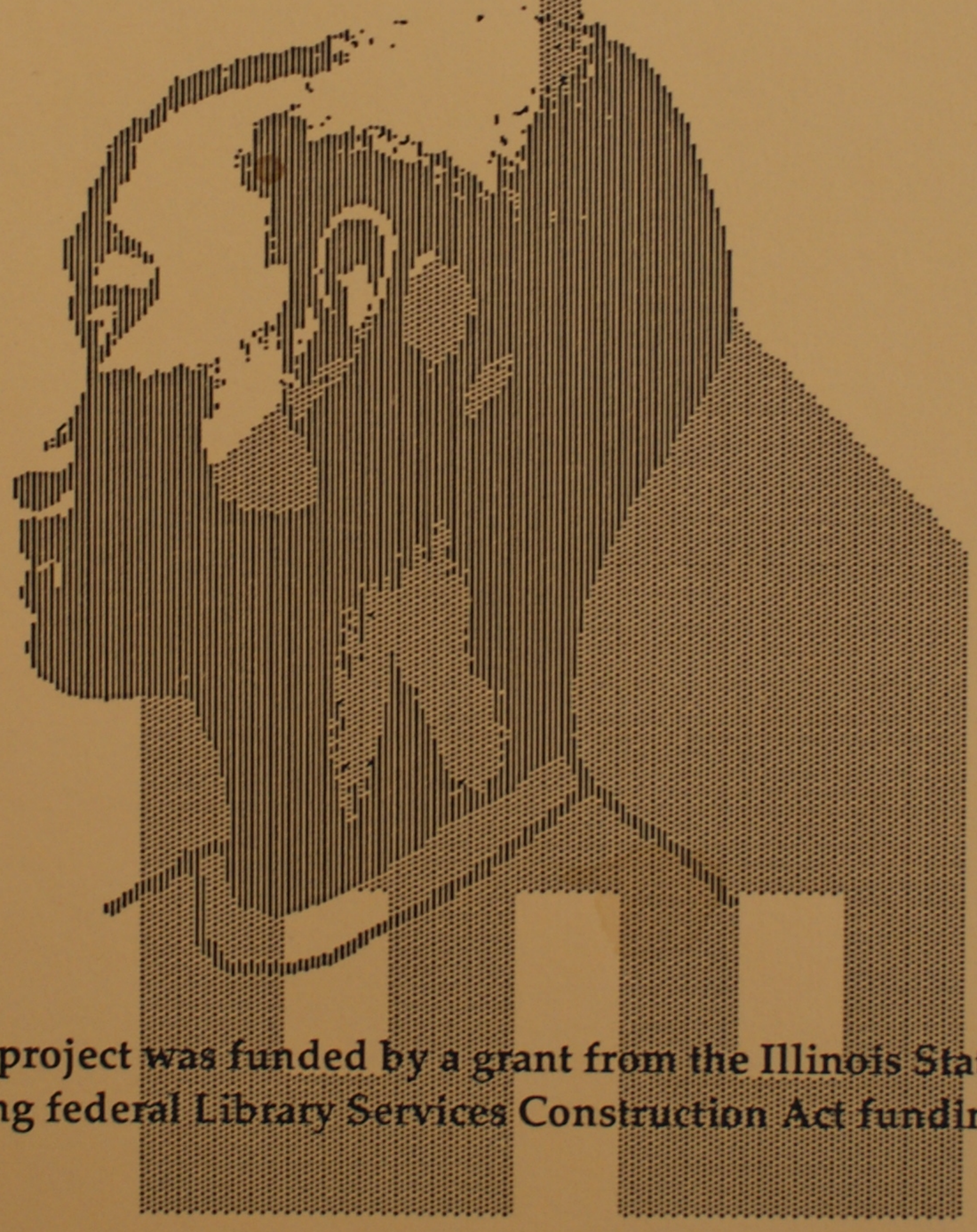
Using Cooperative Efforts Between the African American Church And Local Public Libraries to Expand the Use Of Library Services by African Americans

Final Report
September 11, 1992

Frederick A. Rodgers
Project Director

with

Elizabeth A. Innes
Technical Assistant



This project was funded by a grant from the Illinois State Library using federal Library Services Construction Act funding.

Black Commu...

,Г. 14, 1992

STATEMENT BEFORE SENATE SELECT COMMITTEE ON THE UNIVERSITY AND COMMUNITIES OF COLOR

PREPARED BY: MR. JOHN LEE JOHNSON CHAIRPERSON TO THE BLACK COMMUNITY NETWORK OF CHAMPAIGN COUNTY

I would like to thank the committee for the opportunity to present my comments on this subject.
Due the limited time i had to prepare this paper much of the concerns and observations shall be offer in a general contexts, drawn from thirty years of community/University experiences.

For the record my name is John Lee Johnson I'm a life long resident of Champaign county where I've lived for fifty one years. Currently I'm in my thirteen years of service as a member of the County Regional Planning Commission. For two terms i represent the campus town as a member of the Champaign City Council from 73-82. My involvement with the student body and administration of the university dates back to the early sixties. I was among the few community persons who assisted Black student's in negotiating for Project 500, or The Special Education Opportunity Program which brought over One Thousand new Black person to the campus in 1969. My other experiences are i have operated the longest Black community owned joint educational/community project the Community Advocacy Depot, with address a wide range of problems and issues facing the Black community. And let me note, the black community of champaign represented one of the worst ghetto in down state Illinois up until the late sixties, and this community has under gone a 90% change because of the technical support given to us by various departments on campus. Currently i;m working with the Department of Housing Research where our goals are to increase affordable housing for the poor of Champaign County.

I have represent Hundred of minority employees of the university over the years, and also participated in the early meeting with the university in the sixties to encourage affirmative employment of minorities on campus. I can not provide you ever detail of my experience over the course of these years, yet i hope that what i have shared will offer credit to my other comments.

The most serious problem the university causes the community of color in the Champaign-urbana area are: The denieal of legitmacy of the black community
The denial of legitimacy of the Black community as a legitimate community with needs, desires, and a rightful role to play in the campus affairs of the university,equal to that of the white community. Example, the office of the Chancellor nor the office the President have not sought Black community opinion since 1969, when at that time the campus was on the verge of rioting. The systematic exclusion of Blacks has robbed the

ability of the community to share in the common good inherent in a public university it's resources. The black community is not a part of any plan, policy, activity, or unit within the campus structure. Many people would say no other community or people enjoys the type of relationship describe by this statement, then why should Blacks.?

I submit, the white community do indeed enjoy a special relation which the Black community is not afforded: 1. White interact at the level of government, a interaction denied black's thru the exclusion in the political system. 2. Campus Administrators routinely network in social networks where black are not welcome. 3. the Administrators in campus, university planning has no local or state black person to bounce plans off or to discuss the affects of planning policies on local Black and poor neighborhoods. 4. The Rual Community has long enjoyed a direct relation in Ag research, and Ag business, 5. On the non academic side the surrounding rual communities in joy a ten to one ratio in supervisory position, and job opportunities then the blacks even tho the black community is nearer. This is due to the overwhelming control the white community enjoys in all levels of decision making. 6. The greater community (white) are schedule as a matter of course as co-users of the university. their use is not made as a part of some special program. ie, Engineering open house,not seen as something which the black should be invited into. I know of no programs which the local black community participated in at the college of agriculture, or the Social science schools.

The Second most devastating area the university impact on the community of color is among shaping of students attitudes. The black community has yet been able to call upon the the black student in general and the student body directly to assist it with a myrrh of problems which the students body is uniquely qualified to address. The University supports the isolated relation to the black community by failing to require students of color to meet the challenges faced in the ghetto from and in the student experiences within the university. This forester a sense of isolation, social hostility among Blacks on and off campus wild robbing the Black student of the necessary cultural linkages from which social mentoring occurs. The great gaps which exist among the educated black and the poor community can be trace directly to the university failures to address this area.

The Third most devastating impact is economics. The Black communities of Champaign-Urbana shares in none of the economic wealth which the university brings to the area. The exclusion of the black taxpayer from benefits by public Higher Education Funding is a disgrace. There is little the black communities of champaign-Urbana can do or for that matter the

black communities downstate. This solution must come from the Chicago center whereby black populations can elect persons of color who shall mandate change in the procurement policies of state Universities. We must see more then goals or plans on paper, we must see inclusion in the procurement expenditures.

The Fourth area of impact is job's and the management of the civil service system. The university has never been a garden of equal opportunity for Black Americans, not only are blacks denied access to work, they are confronted on a routine basis with pay disparity based on their race. The campus personnel office has not clean the system of testing procedures which serve as barriers to black employment nor initiated the change process among campus employers to rid the system of racism. The campus affirmative action program dose not have the confident of the black work force, and nor do minorities feel redress can be won thru the campus appeal process.

Much of this problem comes from failure of the board of Trustees, and the President to mandate clear program policies from the Chancellor office which shall put an end to wide spread pay inequity, discriminatory placement actives, and a unclear role from the office of Affirmative Action to wipe out discrimination in hiring.

the Fifth impact on the community of color is crime. Crime has always been acceptable among blacks and from time to time even supported by the white community thru local law enforcement agencies. now crime which has always been visited upon the black community by university policies now reaches directly into the hearth of the university, it's student body. For the first time crime has reached a level on campus whereby the very social structure of the campus community is threaten. the root of the criminal activity is based in economics, racial attitudes, and exclusion of the young people from the want of a better life.

In conclusion the university must recognize its obligations to communities of color just as it take's for granted the right of the greater community to feed off it. Our law makers must enact laws and policies which shall mandate inclusion of community of color. The issues is more then one of fair play, The correction of this problem shall determine the success of our nation Institutions of Higher Learning . Most of our own state universities or located in or near center of person of color these communities can no longer be treated in a non existent fashions.

I thank the committee for the opportunity to present my views on this critical subject .

Sincerely

John Lee Johnson
44 E. Main St. Suite 208
Champaign, IL61820
Telephone 217-3526533

Black Community Network of Champaign County

44 Main Street, Suite 208
Champaign, Illinois 61820

John Lee Johnson, Chair

Dorothy Vickers-Shelley, Vice Chair

November 28, 1990

Dear Sir/Madam:

The Black Community Network of Champaign County will host an agenda topic on "Affirmative Action Persons & Programs and the Black Community". The meeting is to be held on December 6, 1990 at 3:30 PM, located at Douglass Center Annex, 804 North Fifth Street, Champaign, Illinois.

The BCN is an organization made up of individuals, organizations and agencies servicing directly or indirectly Black Americans in Champaign County.

In 1989, BCN was formed to provide an outlet for discussion of broad community issues and their affects on the Black community from a diverse Black perspective.

Affirmative Action, its' plans, and administration continues to be one of the most vital functional services required by the Black community. The success of the Black person, the families and community are deeply intertwined in the various missions of Affirmative Action programs.

You are invited to present a 10 minute presentation of your office program. We encourage your presentation to center on your office mission, overall policies if any, methods of administering or implementing your policies, or procedures of your office, types of issues commonly addressed, and the impact of your office on the Black community. Three (3) minutes will be reserved for questions. Any written material you would want to distribute is welcome, we anticipate a group of about twenty persons.

R.S.V.P at 352-6533.

Sincerely,

John Lee

John Lee Johnson,
Chairman

JLJ:mm

Johnson-UCA

Black Comm. Network (1990-91)

DELTA SIGMA THETA SORORITY, INC.,
A Public Service Sorority

aug 1991

SUPPORT BLACK BUSINESSES!

NOT ONLY DURING BLACK HISTORY MONTH BUT ALWAYS!XTRA

Compiled by the Champaign-Urbana Chapters of Delta Sigma Theta, N.A.A.C.P. & Urban Leagu

1992

The Black Neighborhood and Economic Development

The City of Champaign has proposed an Economic Development Policy for low-income neighborhoods. Do you know whether this policy may or may not benefit you?

Monday, May 18 - 7:00 PM
Greater Holy Temple Church
1405 West Dublin, Urbana, IL

An informational, strategy, and planning meeting will be held to discuss the City of Champaign's proposed Economic Policy

This meeting is sponsored by the Illinois Center for Citizen Involvement, the Eads Street Development Corporation, and the Black Community Network

Moderator: Mr. John Lee Johnson

"If we fail to assure ourselves that the economic policies will meet our needs and will be administered fairly, then we seal our own fates."

Please come out. Those of you who are business minded, aspire to own a business, or already own or operate a business should not fail to attend.

DRAFT DRAFT

BLACK COMMUNITY NETWORK OF CHAMPAIGN COUNTY

Proposed Joint Meeting
African-American Community/Banking Community

Sponsors	Banking Community, Black Community Network (BCN) Illinois Citizen Involvement (ICCI), and Urban League of Champaign County (ULCC)
Host(s)	Community Relations Commission, City of Champaign Human Relations Commission, City of Urbana
Date :	To Be Announced
Time :	11:30 A.M. - 1:30 P.M.
Place :	Council Chambers, City of Champaign

AGENDA

Welcome	Offices of the Mayors
Purpose & Introduction	Vernon L. Barkstall, President/CEO Urban League, President Advisory Committee Members, Banking Jorgenson
Discussion of the Agenda	John Lee Johnson (ICCI)
Community Reinvestment Act-Defined	David Rogers, Chief Examiner, Comptroller of Currency (unconfirmed)

Agenda Items

1. Getting to know who you are, by neighborhoods. Julius Ross
2. Bankers' State of the Industry
   Dick Jorgenson (Marine-American)
3. Issues impacting the African-American Community from a Banking Community Perspective - A Banker
4. Eliminating barriers and defining partnerships-
   Barkstall & Johnson/2 Bankers
5. Audience Participation-Moderated by
   Ernestine Jackson
6. Next Steps - To Be Decided

Johnson-UCA
Black Comm. Network (1990-6)

Johnson-VCA

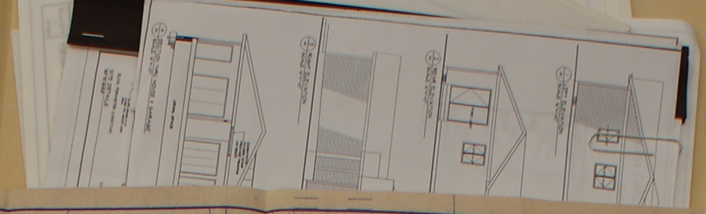
MEETING LIST
FOR
FEBRUARY 21 - MARCH 21, 1997

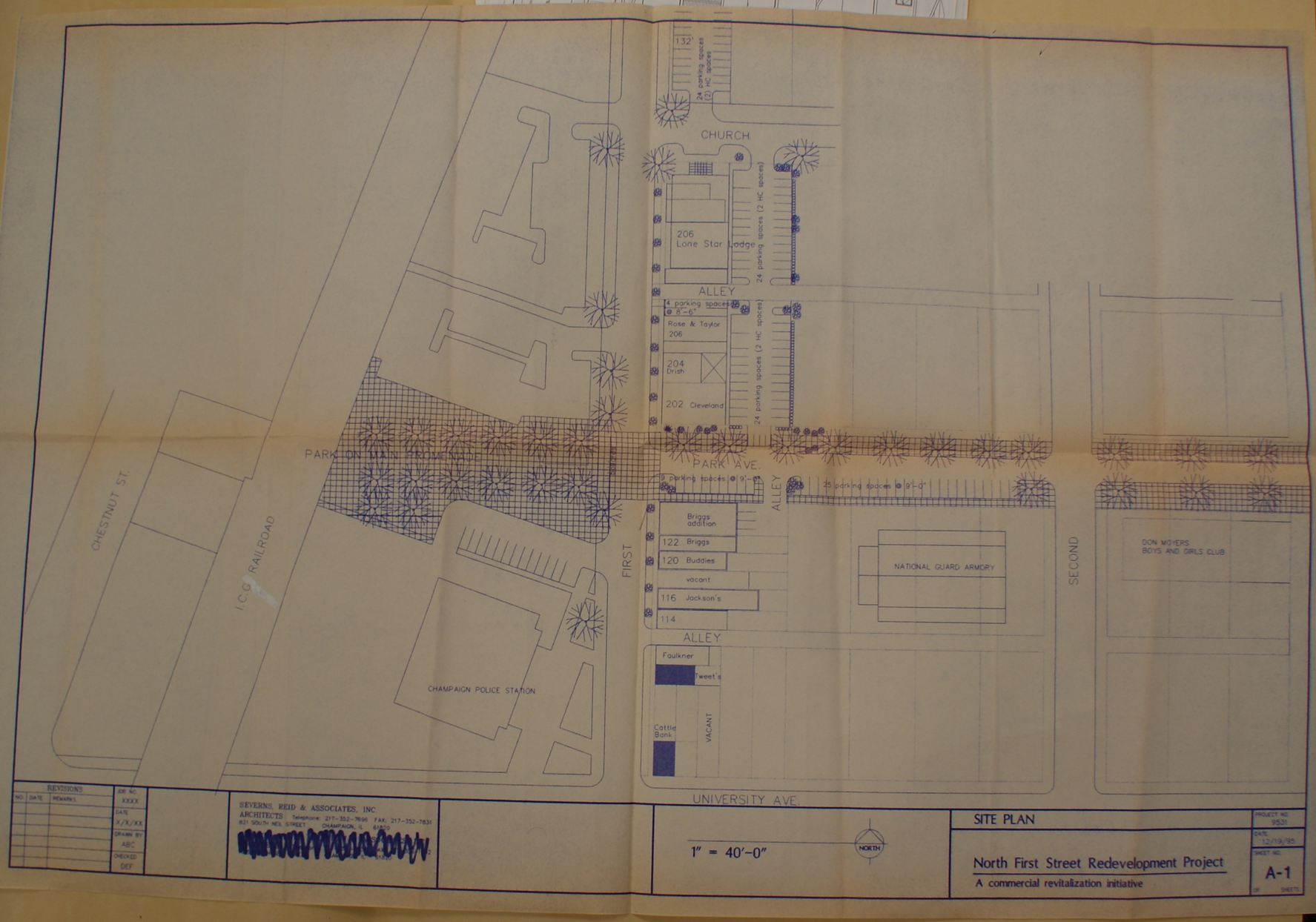
February 26 **Wednesday**	**7:00 PM**	**700 & 800 Block of Maple Neighborhood Watch Meeting** *Location:* Spalding Recreation Center *Staff:* NAT Members M. Thomas, NSD
March 13 **Thursday**	**6:00PM**	**Beardsley Park Neighborhood Watch Meeting and Election of Officers** *Location:* TBA *Staff:* TBA
March 17 **Monday**	**6:30 PM**	**Garden Hills Neighborhood Regular Monthly Meeting** *Location:* Garden Hills School *Staff:* TBA

j:nsd:jeanne/wkmtlst

Black Comm. Network (1990-6)

CHURCH
132' 8 parking spaces 2 HC spaces
206 Lone Star Lodge
24 parking spaces (2 HC spaces)
ALLEY
4 parking spaces @ 8'-6"
Rose & Taylor 206
204 Drish
202 Cleveland
24 parking spaces (2 HC spaces)
PARK AVE.
7 parking spaces @ 9'-0"
ALLEY
25 parking spaces @ 9'-0"
Briggs addition
122 Briggs
120 Buddies
vacant
116 Jackson's
114
ALLEY
Faulkner
Tweet's
Cattle Bank
VACANT
NATIONAL GUARD ARMORY
SECOND
DON MOYERS BOYS AND GIRLS CLUB
UNIVERSITY AVE.
CHESTNUT ST.
I.C.G. RAILROAD
FIRST
CHAMPAIGN POLICE STATION
REVISIONS
NO DATE REMARKS
JOB NO. XXXX
DATE 9/X/XX
DRAWN BY ABC
CHECKED DEF
SEVERNS, REID & ASSOCIATES, INC.
ARCHITECTS
1" = 40'-0"
NORTH
SITE PLAN
North First Street Redevelopment Project
A commercial revitalization initiative
A-1





REVISIONS			JOB NO.
NO.	DATE	REMARKS	XXXX
			DATE
			X/X/XX
			DRAWN BY
			ABC
			CHECKED
			DEF

SEVERNS, REID & ASSOCIATES, INC.
ARCHITECTS Telephone: 217-352-7696 FAX: 217-352-7831
821 SOUTH NEIL STREET CHAMPAIGN, IL 61820

1" = 40'-0"

NORTH

SITE PLAN

North First Street Redevelopment Project

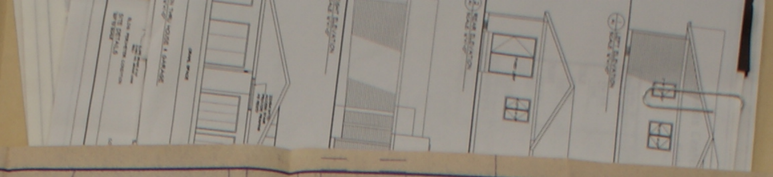
A commercial revitalization initiative

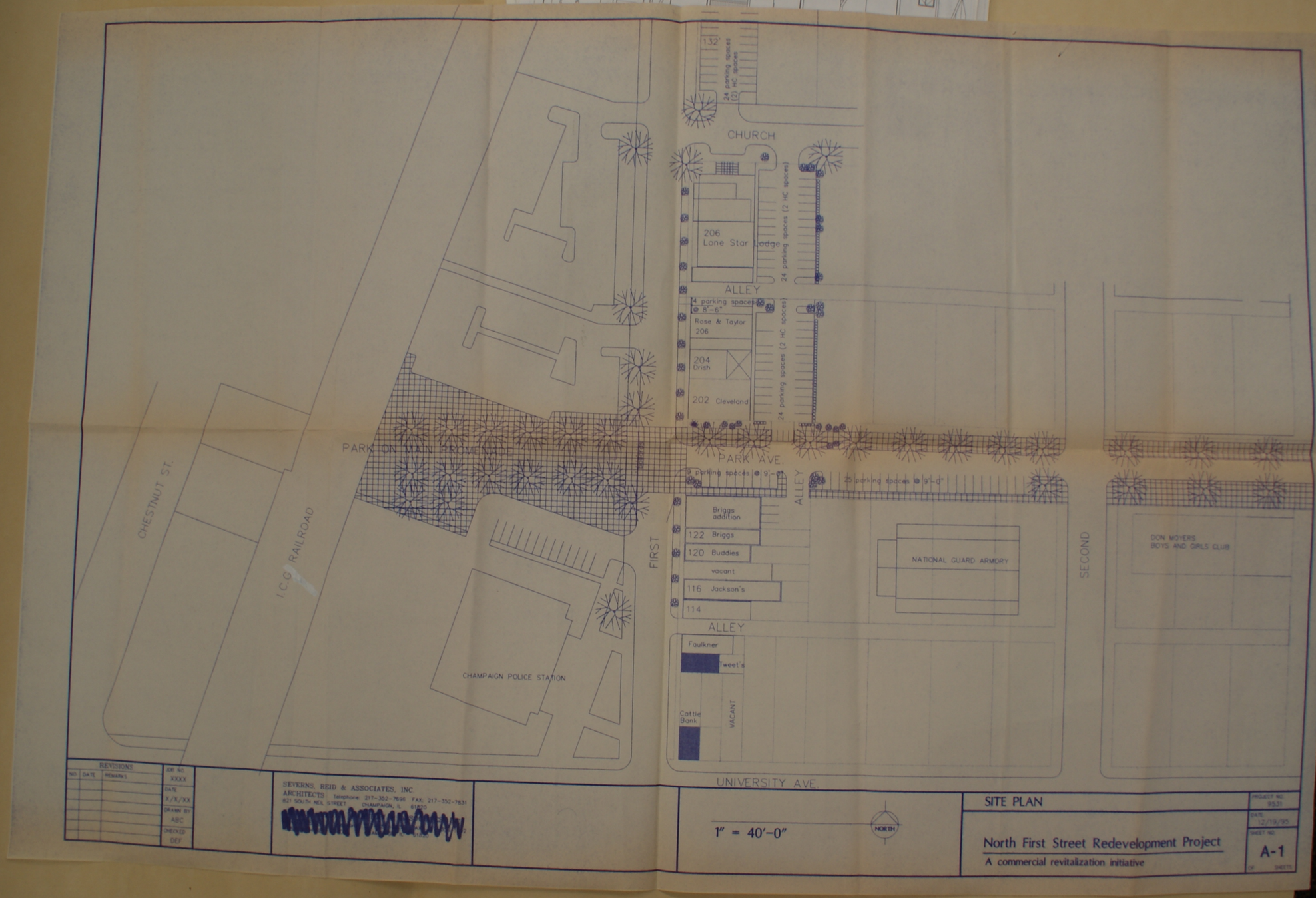
PROJECT NO. 9531

DATE 12/19/95

SHEET NO. A-1

OF SHEETS





REVISIONS		
NO.	DATE	REMARKS

JOB NO. XXXX
DATE X/X/XX
DRAWN BY ABC
CHECKED DEF

SEVERNS, REID & ASSOCIATES, INC.
ARCHITECTS Telephone: 217-352-7696 FAX: 217-352-7831
821 SOUTH NEIL STREET CHAMPAIGN, IL 61820

1" = 40'-0"

NORTH

SITE PLAN

North First Street Redevelopment Project

A commercial revitalization initiative

PROJECT NO. 9531
DATE 12/19/95
SHEET NO. A-1
OF SHEETS

FUTURE

PREP ROOM 129 SF

DRESSING RM. 131 SF

OFFICE 218 SF

M

H.C.

PARKING

DISPLAY ROOM 112 SF

DRIVE

CHAPEL 1200 SF 104 SEATS

OFFICE 44 SF

ENTRY/RECEPT FOYER 142 SF

FOURTH STREET

NEW FIRST FLOOR PLAN / SITE PLAN

SCALE: 1/8"=1'-0"

SITE PLAN

BLUITT PARKER FUNERAL HOME
704 N FOURTH STREET
CHAMPAGN, ILLINOIS

SEVERNS, REID & ASSOCIATES, INC.
ARCHITECTS
82 SOUTH HOLT STREET CHAMPAIGN, ILLINOIS 61820

DATE 9/19/95

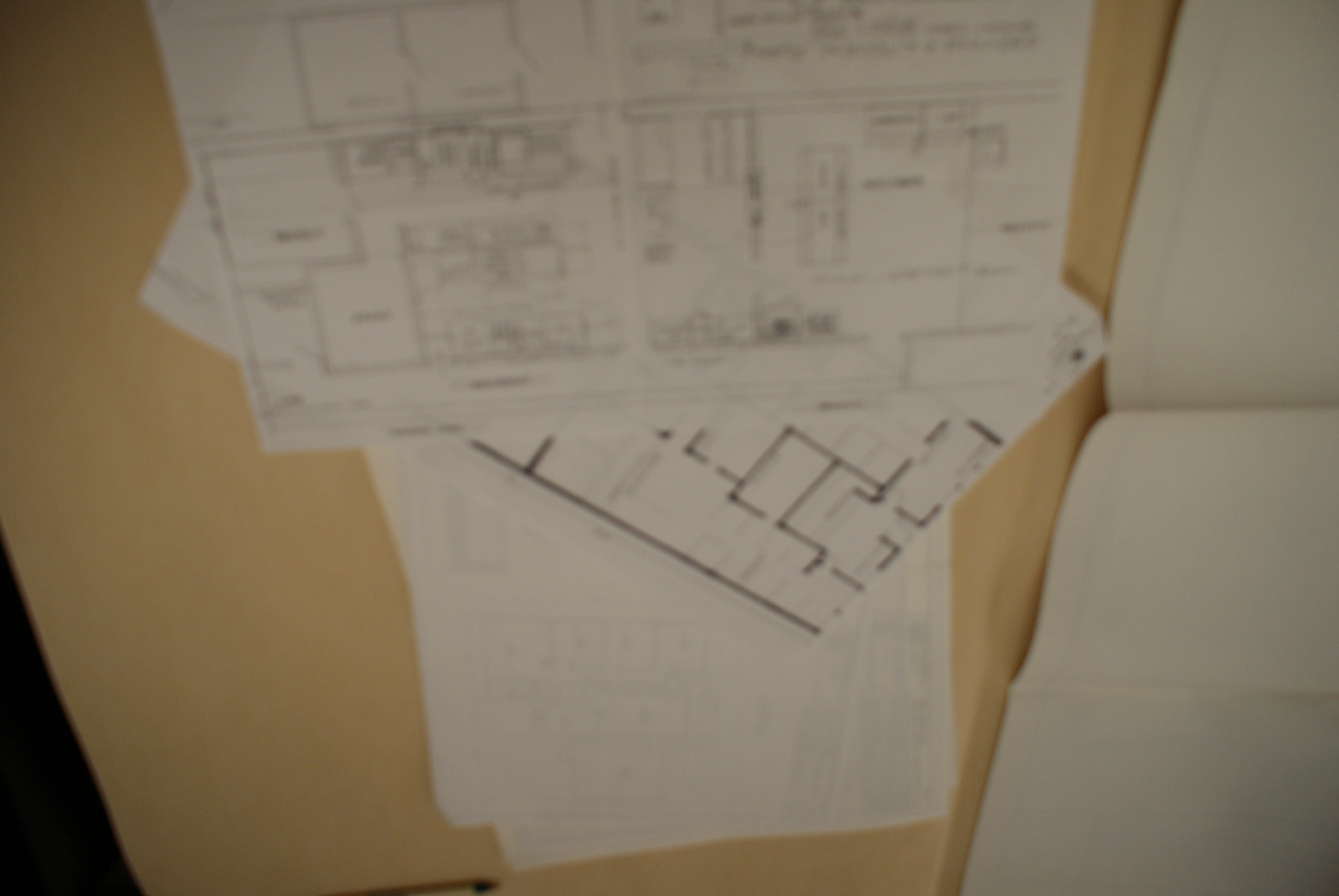
SHEET NO.

A-1

SITE PLAN

A-1

FUTURE
PREP ROOM
125 S.F.
DRESSING RM
131 S.F.
OFFICE
218 S.F.
M
CHAPEL
1330 S.F.
104 SEATS
DISPLAY ROOM
112 S.F.
OFFICE
94 S.F.
ENTRY/RECEPT FOYER
142 S.F.
HC
PARKING
DRIVE
FOURTH STREET
NEW FIRST FLOOR PLAN / SITE PLAN
SCALE: 1/8"=1'-0"
SITE PLAN
BLUITT PARKER FUNERAL HOME
704 N. FOURTH STREET
CHAMPAIGN, ILLINOIS
SEVERNS, REID & ASSOCIATES, INC.
ARCHITECTS
821 SOUTH HEL STREET CHAMPAIGN, ILLINOIS 61820
DATE 9/19/95
SHEET NO.
A-1



LOUNGE

REST ROOMS

CORRIDOR

OVER DOOR AIR CURTAIN

EXIT

DIPPER WELL

TABLE SERVICE

DRY REF

WT

ICE CREAM

ICE MACH

FD

CARPET

VINYL COMPO TILES (12"x12")

DINING

SERVING

TRAY SLIDE

HOT

COLD

F.D.

PASS THRU

SALAD/SANDW

REF. DRAWER

V.T.

VEGGIE PREP.

VINYL COMPO. TILE

CASHIER

BEV

DESSERTS

F.D.

FUTURE

DISH WASHER (SINGLE TANK)

FUTURE

SLICER

MEAT PREP

SLICER TABLE

OFFICE

STAFF LOCKERS

STORES

12'

RANGE HOOD

16'

RANGE 2 OVENS

GRIDDLE

FRYER

FRYER

CONV. OVEN

WT

MICRO

26CF REF

FUTURE

104"

COOLER

FREEZER

PATIO

BBQ GRILL

36"

FUTURE ADDITION

RECV'G

DOOR AIR CURTAIN

PROPERTY LINE

SERVING & KITCHEN PLAN

REVISION 1 9/26/01 REVISION 2 10/2/01
REVISION 3 10/10/01
10/17/01 - FUTURE ADDN

JACKSON'S RESTAURANT & LOUNGE
for the Jackson/Algee family
A Restaurant and Lounge
116 & 118 North First Street

1/4"=1'-0"

North First Street Redevelopment Project
Goals and Objectives

LAND USE

Goal A: Maintain North First Street as a commercial district.

Objectives:

A1. Promote a mix of compatible commercial uses including personal services (to include office uses), retail, and entertainment businesses. Uses which are not specifically included within these general commercial land use categories, but which compliment and are compatible with this mix should also be supported.

A2. Promote business retention and target and recruit new businesses that support or complete this mix of commercial uses.

A3. Determine whether the existing zoning classification and related provisions support the preferred mix of commercial uses and take into account physical constraints related to parking, set back and other dimensional requirements.

A4. Consider expanding the existing B-3, General Business District, if demand for the existing commercially zoned land exceeds that currently available, and provided substantial redevelopment of underutilized and vacant property within the existing commercial district have occurred.

Goal B: Develop all underutilized and vacant property within the commercial district.

Objectives:

B1. Eliminate gaps between existing buildings and create a continuous, visually and functionally cohesive (in terms of compatible) commercial district.

B2. Promote and support the redevelopment and reuse of existing salvageable buildings.

B3. Encourage and facilitate land assembly where appropriate to support infill development.

B4. Develop program strategies to convey City-owned property for new construction

Johnson Papers - COM - ICPCI - N1st

or viable expansion projects.

B5. Encourage the expansion of existing business activity onto adjacent vacant lots where possible, where such action is consistent with the overall objectives of the plan.

B6. Develop program strategies to support property ownership among existing business owners to facilitate their retention and redevelopment objectives.

B7. Eliminate badly deteriorated buildings to allow new development or the expansion of existing businesses.

RELATIONSHIPS

Goal C: Establish a visual relationship with surrounding commercial and residential districts through physical improvements that tie the areas together and facilitate a stronger, more cooperative relationship between businesses and property owners in these areas.

Objectives:

C1. Explore opportunities to take advantage of existing relationships facilitated by physical features such as alleyways, sidewalks, landscaping, and lighting, within the North First Street commercial district to strengthen the visual tie between businesses.

C2. Pursue approaches which visually tie First Street businesses with businesses in the surrounding areas such as common on-site signage, facade design, and streetscape.

C3. Develop design standards to improve the transition between residential and commercial uses.

Goal D: Establish ties with the existing East Side Merchants Association and any other organizations within nearby commercial areas in order to work cooperatively on promotional campaigns and promote common interest.

Objectives:

D1. Identify common interests among businesses and property owners within the North First Street commercial district and between owners within the district and those in surrounding commercial areas.

D2. Seek opportunities for joint ventures with businesses on North First Street and in surrounding areas which promote common interests.

Goal E: Organize private and public forces to efficiently accomplish goals and objectives.

Objectives:

E1. Encourage the organization of North First Street business and property owners in order to establish an entity to help carry out the objectives and strategies of the redevelopment plan and monitor implementation.

E2. Support and encourage the establishment of a public/private partnership which fosters investment and pride in the area and helps to implement objectives and continues to maintain the area.

IMPROVEMENTS

Goal F: Improve public infrastructure to support and attract new investments in the area.

Objectives:

F1. Correct deficiencies in existing public infrastructure to support new investments and development.

F2. Schedule improvements to support development.

F3. Identify appropriate funding source for public improvements in the area which take into account scheduling, available funds, and city-wide priorities.

Goal G: Improve the overall appearance and image of the area.

Objectives:

G1. Encourage ongoing maintenance of buildings and exterior properties in the area in accordance with City ordinances.

G2. Rehabilitate existing salvageable buildings while promoting facade improvements and develop a program to encourage facade improvements for aesthetic purposes.

G3. Create a working partnership between the City and business and property owners to enhance security and the perception of security in the area.

G4. Make public improvements that improve the overall aesthetic appearance of the area and provide for pedestrian amenities.

G5. Identify public improvements that will enhance public safety and feelings of security.

MARKETING

Goal H: Create an environment that fosters stability, growth, and long-term profitability of existing and new businesses in the area.

Objectives:

H1. Encourage existing and new businesses to develop and implement a business plan which addresses consumer markets, product marketability, operational issues, business management, and short- and long-term financing.

H2. Develop programs to provide technical and financial assistance to support new and expanding business activity (such expansion activity might include new services within existing business operations, increases in personnel, equipment purchases, inventory expansion, and building expansion).

Goal I: Meet the personal service and other commercial needs of surrounding residential neighborhoods.

Objective:

I1. Identify market opportunities within the surrounding residential neighborhoods and develop or expand services to meet the needs of this market.

I2. Identify potential markets in the entire Champaign community and target services to those markets.

Attachment B

North First Street Redevelopment Project
Redevelopment Strategies

LAND USE

1 Develop financial and technical assistance programs to support the redevelopment of existing businesses and the development of new businesses which are consistent with the Land Use Plan.

2 Offer incentives (financial, regulatory, property disposition, public improvements, etc.) to encourage infill development of underutilized and vacant spaces.

3 Use code enforcement to courage repair and improvement to existing buildings and change existing patterns of building neglect.

4 Provide technical and financial assistance through new program development to support the rehabilitation of salvageable buildings.

5 Amend the zoning ordinance if appropriate to support the Land Use Plan and address physical restraints related to parking, setback, and other spatial requirements.

6 Convey City-owned land for development and expansion projects consistent with the Land Use Plan and redevelopment objectives.

7 Give priority assistance to existing business and property owners who demonstrate an interest and ability to make improvements to their property and business operations.

RELATIONSHIPS

1 Work with business and property owners on North First Street to develop design standards for signage and other cosmetic facade improvements to link businesses within the district and between commercial districts within the surrounding area.

2 Provide financial assistance for facade improvements that seek to establish a link between existing buildings in the area and which incorporates the design standards established for the area.

3 Seek to make improvements to public facilities to establish a visually unified commercial area and provide new pedestrian amenities.

4 Encourage the creation of a business organization comprising property and business owners in the North First Street commercial area to represent the interest of

the area, lead the plan implementation effort, and monitor redevelopment activity.

5 Hold regular meetings between the City, North First Street business association, and organizations within the surrounding districts to identify areas of common interest and identify joint ventures for participation and sponsorship.

IMPROVEMENTS

1 Establish minimum interior and exterior property maintenance standards for the required upkeep of all buildings in the North First Street commercial area. These may be based on current City maintenance ordinances or modified / amended to meet the needs of the area.

2 Take a proactive approach to enforcing existing structures and property maintenance codes.

3 Consider the architectural and/or historic significance of buildings in the area when applying existing structures codes to rehabilitation projects. The classification of buildings as architecturally and/or historically significant shall be considered when appropriate for the purpose of granting relief from strict interpretation of the codes.

4 Establish design guidelines for the rehabilitation of existing buildings and the development of new buildings so that there is consistency and compatibility between old and new buildings.

5 Require a redevelopment plan as one condition for conveyance of City-owned property for development.

6 Organize business and property owners into a Business Neighborhood Watch Group in order to identify and implement strategies to improve public safety.

7 Increase Police patrols within the area by encouraging Police Officers to pay particular attention to activities along North First Street when leaving from and returning to police headquarters.

8 Increase foot patrols at closing time around North First Street bars and parking lots in the area.

9 Use street lighting improvements to discourage criminal activity along North First Street.

10 Improve public rights-of-way in the area with landscaping including tree planting, flower islands, grassy parkways, and pedestrian amenities where appropriate.

11 Schedule public improvements along with development projects to eliminate identified deficiencies in existing systems, provide a visual linkage between business, and improve the overall appearance of the area.

Attachment B

MARKETING

1 Require that business and property owners develop and implement a business plan as part of any financial assistance program; such program would include criteria to evaluate business plans.

2 Identify sources to assist property and business owners who have specific problems and questions related to the implementation of their business plans.

3 Identify City and community resources to provide architectural and engineering assistance to business and property owners who want to develop/redevelop their business or property in accordance with this Plan.

4 Establish a technical assistance program to help business and property owners prepare and implement business plans.

5 Help coordinate individual redevelopment plans in order to encourage consistency and compatibility between plans and with the objectives of this plan.

6 Provide some assistance to help business owners obtain training on business management and operational procedures as desired.

7 Work with existing property and business owners to identify and secure funds from outside sources, including federal and state agencies.

City of Champaign

REPORT TO CITY COUNCIL

FROM: Steven C. Carter, City Manager SCC

DATE: June 10, 1994

SUBJECT: North First Street Redevelopment Strategies

Introduction: The purpose of this memorandum is to update the Council on the North First Street Redevelopment Project and seek Council support for an incremental approach to the redevelopment of this commercial area, versus an approach based on total clearance and redevelopment.

Background: In February 1993, the Council directed the Assistant City Manager for Special Projects to develop programs to stimulate and support redevelopment along North First Street. This was in response to recent requests for assistance to acquire and/or rehabilitate existing structures in the area, and persistent concerns about public safety, property maintenance, and the general appearance of structures. Through discussions with business and property owners in the area, local lenders, and the Champaign County Community Development Corporation (CDC), Staff determined that there were broader issues and concerns affecting the potential for redevelopment in the area.

As a result, Council approved a revised process for developing a revitalization strategy. It involved a structural analysis of buildings in the area to determine whether rehabilitation is cost effective; continued discussions with the CDC and local banks to define their roles in redevelopment; continued work with the U of I, Parkland, and lenders to identify ways to provide technical assistance to small businesses; and the creation of a focus group of business and property owners to better identify their plans and needs and help Staff establish a framework of goals, objectives, and program strategies for a redevelopment plan.

Issues:

The following is a summary of issues which provide the background for the goals and objectives (Attachment A), and redevelopment strategies (Attachment B) being proposed.

1. Land Use: There are a total of 27 properties in the North First Street Study Area. Ten of these are vacant (two within the last two months), and three contain vacant buildings. There are five residential structures, all tenant occupied, and seven commercial buildings. There are eight businesses, however the operations of two of them have been affected by the need of the owners to make emergency repairs. A third has been closed by the Public Health District. (See Map, Attachment C.)

April 22, 1994

Mr. Craig Rost
Assistant City Manager
City of Champaign
102 N. Neil
Champaign, IL 61820

Dear Mr. Rost:

I have enclosed

2. Building Condition: An analysis of commercial buildings in the area has determined that only one of the eleven buildings is in good condition, another is fair. The others require either major rehabilitation to address code and aesthetic deficiencies or are substandard and not cost effective to repair. One of the latter has already been demolished. According to estimates, the average cost per building (those for which an architect's assessment was completed) exceeds $80,000, with costs ranging from $47,500 to $174,000, to make structural, mechanical, and aesthetic improvements.

3. Ownership and Development Interest: Four of the business owners are tenants who must depend on the owner to make or support improvements to buildings where needed. The other four business owners are owner-occupants. Several of the property and business owners have expressed an interest in improving their property and/or expanding their businesses in the area. Some lack financial resources, including access to private financing. Others, inside and outside the area, who are interested in making improvements are concerned about the image and appearance of the district, and feel that unless there is a total commitment by owners to improve properties in the area, a single project could be in jeopardy of not obtaining financial support, or not drawing the customers to make the project work.

4. Private Financing: The CDC and local banks remain concerned about the economic viability of rehabilitating existing structures, the market potential of existing businesses, and the community's unfavorable perception of the area. However, they have expressed a willingness to evaluate each project on its own merits and have provided information on bank lending criteria to help the owners and the City identify technical assistance needs to put a project proposal together.

5. Public/Private Partnerships: Redevelopment at any scale on North First Street will require a partnership between business and property owners, local banks, and the City, to amass the expertise and capital to support individual projects.

Goals, Objectives, and Program Strategies:

There are essentially two alternative approaches to North First Street Redevelopment given the issues summarized above. The first is total clearance and redevelopment; the other, a step-by-step, or incremental approach which supports privately initiated redevelopment projects that are consistent with goals and objectives established for the area. The first would require major funding from the City to finance the clearance and redevelopment. It would require the City to take a leadership role to acquire properties and clear the area, make necessary public improvements, and attract private interest to develop the area, either with one major project, or a variety of smaller ones.

Meyer
Drapery
Services, Inc.

330 NORTH NEIL STREET
CHAMPAIGN, ILLINOIS 61820
PHONE: (217) 352-5318
FAX: (217) 352-5615

The incremental approach relies on private initiative to redevelop the area with a reasonable level of City technical and financial support. This approach is reflected in the goals, objectives, and redevelopment strategies which are attached to this report and divided into the following four areas of concerns:

1. Land Use Composition pertaining to the future mix of commercial uses in the area, the zoning provisions in place to support this mix, and the development of underutilized and vacant property.

2. Relationships pertaining to the need to establish a strong visual, physical, and organizational relationship between business and property owners on North first Street, and between them and business owners in adjacent commercial areas (Downtown Champaign, East University Avenue, and South First Street) which recognizes the interdependency among these areas.

3. Improvements pertaining to the condition and appearance of private and public property in the area, and the image of the area as a whole with regard to economic viability, aesthetics and public safety.

4. Marketing pertaining to how individual businesses are managed and the stability and profitability of them.

Proposed redevelopment strategies for the area address the following:

1. Small business development and management through a small business center to provide information and referrals for assistance with business plans, marketing strategies, conventional financing, and management of redevelopment projects.

2. Standards for property maintenance coupled with aggressive code enforcement to improve the appearance and preserve the life of buildings; design guidelines for the rehabilitation of buildings to promote consistency and compatibility; and design standards for signage and other cosmetic facade improvements that establish a visual link between businesses in the area.

3. Public and streetscape improvements to support and compliment redevelopment projects and improve security.

4. Property and business owner involvement in crime prevention through Neighborhood Watch, and improved public safety through enforcement of City ordinance regarding nuisances, parking, and loitering.

5. City financial assistance for specific business activity consistent with the goals and objectives of the plan, and in support of a bona fide business plan and an economically feasible building and site improvement strategy.

330 NORTH NEIL STREET
CHAMPAIGN, ILLINOIS 61820
PHONE: (217) 352-5318
FAX: (217) 352-5615

April 22, 1994

Mr. Craig Rost

Alternatives:

1. Support the incremental approach to redevelopment which is reflected in the attached goals, objectives, and redevelopment strategies.

2. Support the clearance and redevelopment approach which requires high City financial involvement and leadership.

3. Provide direction to Staff on how to proceed with the redevelopment of this area.

Discussion of Alternatives: Alternative 1 supports an incremental approach to North First Street redevelopment. This approach relies on the interest and financial capabilities of individual businesses and property owners to pursue redevelopment of their properties and business development and expansion. At the same time, it provides a range of City support including technical and financial assistance, and public improvements to support individual redevelopment projects. This approach recognizes that there are no easy answers to address the needs of the area, but there is merit to working with individuals to assess their particular needs and strengths, and calling upon private resources to develop workable projects. It also recognizes that City financial assistance alone can not create viable businesses. The incremental approach will give the business owner access to a range of support services to help build a stronger management and marketing program, and make the individual owner better able to create a self-sustaining business. While this approach will take longer to realize substantial improvements in the area, it is a more realistic approach which will develop stronger businesses in the long run, and one which the City has the financial resources to support.

This alternative will direct the Staff to proceed with the development of funding policies, creation of new programs, and preparation of an implementation program to define roles, identify resources, and schedule activities. The Staff is currently developing a funding policy for City economic development assistance programs for discussion with Council this month. That approach can be adopted for the North First Street area or supplemented or modified to reflect particular Council concerns for this area.

Alternative 2 would support the acquisition and clearance of properties within the area (especially within the 100 and 200 blocks of North First Street) and relocation of existing businesses. This approach would have to be led by the City since current market forces are disincentives for private clearance and redevelopment. This approach is costly and the City would be required to re-allocate substantial financial and technical resources to carry the entire program through, including marketing and heavily financing redevelopment. This approach also would make a dramatic impact on the area in terms of appearance and current customer activity, without any insurance that redevelopment would occur within a reasonable amount of time. Currently, there is constant business activity in the North First Street

area. And, two new businesses located in the area within the last two years.

The Dr. King project is a classic example of the cost of total clearance and redevelopment, in terms of dollars and staff resources needed to support the project, and impact on the immediate area. Before the decision was made to support single-family housing development in this area, the land remained vacant and barren for almost two decades. This had a negative impact on public relations which is still felt today.

Alternative 3 requests Council direction to Staff on what approach should be pursued to stimulate redevelopment on North First Street if neither of the above two alternatives is acceptable.

Citizen Input: The North First Street Focus Group met three times in March to develop goals, objectives, and redevelopment strategies. To facilitate this process, the Staff presented a list of questions to the group to generate comments on whether North First Street should remain commercial and if so, what type; what the relationship should be between it and surrounding commercial areas; physical redevelopment needs; and who should be involved in redevelopment activities. The Focus Group reviewed drafts and recommended revisions. The documents attached to this report communicate the consensus of the group attending the meeting.

Throughout the plan development process, business and property owners continue to express the same concerns. The main ones are whether any proposed new business will receive a priority preference for funding over an existing business which might seem less financially stable; whether the City will provide the level of financial assistance necessary for a redevelopment project to be possible; and whether the City will work with owners to obtain private financing for redevelopment projects. The latter reflects a concern that private lenders might perceive the area, and owners, as high risk and deny financing.

There is an objective to give North First Street interests high priority provided the owner has demonstrated an interest and ability to manage a project. The funding policy will reflect a level of City assistance consistent with Council objectives. Staff will continue to meet with local banks, both through the CDC and Community Reinvestment Act (CRA) Council, to better understand lending criteria and develop methods of improving access to private financing.

Budget and Staffing Impact: TIF and UDAG funds are available to support Alternative 1, although specific funding needs and allocations have not been projected at this time. The budget impact of alternative 2 has not been determined, but is expected to be beyond the City's current TIF and UDAG resources.

The Planning Department has the lead responsibility for completing the plan and scheduling and facilitating all public meetings. Planning will receive

Meyer Drapery Services, Inc.
330 NORTH NEIL STREET
CHAMPAIGN, ILLINOIS 61820
PHONE: (217) 352-5318
FAX: (217) 352-5615

April 22, 1994

Mr. Craig Roer

support from the Neighborhood Services Department and the Council Goal Team on this project to develop any future programs. Alternative 2 will place a high demand on staff time to manage acquisitions, demolitions, marketing, and redevelopment.

Recommended Action: The Administration recommends Council approval of Alternative 1. The next step in the process is to complete the Economic Development - TIF funding policy which is scheduled for Council review later this month, and complete the implementation plan and present it to the Focus Group, Plan Commission, and City Council between July and September.

Prepared by:

Ivy A. Lewis
Principal Planner

Reviewed by:

Bruce A. Knight
Planning Director

Attachments: Goals and Objectives
Redevelopment Strategies
Issues Map

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August 30, 1994

Mr. Jerry O'Neill
President, BankOne Champaign
201 W. University Ave.
Champaign, IL 61820

RE: Gap financing for First Street/North Side development using linked deposit funding.

Dear Jerry:

Attached is a fax from Ms. Martha Chana of State Treasurer Pat Quinn's office, regarding "Gap Financing" for First Street and North Side development.

The discussion I had with Ms. Chana took place on 8/23/94, the day after the meeting at Busey Bank with Leo O'Neill. As you know, I initially sought a meeting with the commerical lenders to air out what the possible loan standards might be for the First Street project, and to consider the Treasurer's linked deposit program of economic development, known as Economically Targeted Investment (ETI).

I had previously arranged for Ms. Chana to stand by for a telephone conference call on 8/22 to field any questions which the commerical lenders might have about the ETI program. Several questions were raised, both by Mr. O'Neill and Mr. Eyeman of Champaign National Bank. These questions centered on the previous experiences Mr. Eyeman had with the Treasurer's program and available lending. I attempted to clarify how the ETI would work, explaining that the Treasurer had agreed to tailor the loan standards for the needs of Black businesses, as determined by the lenders. Due to the level of discussion on this matter and others, the telephone conference never took place.

When I returned to my office, I went over my notes, with particular attention to the concerns of the lenders towards the use of linked deposit funds. Again, the two primary concerns seemed to be: 1) the fact that lenders are currently cash heavy, and do not need the state funds to be able to make loans; and 2) the belief by lenders that favorable loan standards could not be obtained through the state program.

I put in a call to Ms. Chana on 8/23 to apologize and put to her the concerns raised by the lenders. Ms. Chana stated that, in anticipation of my conference call on 8/22, the Treasurer's staff had discussed various options for Champaign. Upon hearing the concern of the lenders about being cash heavy, her response was that the most appropriate option may be to request the lenders to consider making loans from the funds already being held by the institutions under the affordable housing purchase linked deposit program.

The advantages to the lenders are that: 1) no new funds are required to be deposited;

and 2) a favorable loan rate can still be offered to the North Side businesses, based on the rate under which the lenders accepted the funds for the home ownership program. Although the agreement between the Treasurer's office and the banks has two years left, Ms. Chana believes that those two years would be critical to the success of the businesses.

We are in the process, as I write this letter, of completing plans for various options on the North Side. The city has approved a commercial incentive program, which may or may not need additional adjustments. In either case, the performance history of Black owned businesses on the North Side has been very poor. Many of these problems have been due to circumstances beyond their control. As you know, the North Side (and particularly the First Street) business community has had problems of accessibility to loans.

One of the challenges faced by all the players will be the gap financing needs of each borrower in the North Side area. As you might expect, these needs will vary considerably. I believe that the best way to resolve this problem is to identify what these needs are. We are moving forthwith to complete each business plan, so that the gap financing needs may be identified on a case by case basis. In any event, we (the community) must identify the largest possible source of funds which can be committed to this effort. The State Treasurer funds presently on deposit are an important additional source of funds.

In closing, I'm asking that you convene a meeting with the other lenders to discuss the use of these funds and the appropriate rate that would be made available to borrowers. I realize that this is a busy time of the year, but it is our hope to finalize these efforts by September 30 or thereabouts.

In appreciation of your time and commitment to these efforts, I remain sincerely thankful.

John Lee Johnson

City of Champaign
North First Street Redevelopment Project

Focus Group Meeting
Tuesday, August 30, 1994
6:00 p.m. to 8:00 p.m.
Champaign City Building, Lower Level Conference Room 1

Discussion Items:

- Meeting Overview

- Draft Goals, Objectives, and Redevelopment Strategies;

- Land Use and Redevelopment Alternatives:

  a. Review 4 Land Use and Redevelopment Alternatives
  b. Select Preferred Alternative

- City and Business/Property Owner Commitments

  a. City Commitments
  b. Business/Property Owner Commitments

- City Financial Assistance Programs

  - North First Street Redevelopment Incentive Program
  - UDAG Economic Development Assistance Program

- Next Steps

NORTH FIRST STREET REDEVELOPMENT PROJECT

Summary of Property/Business Owner Commitments
(Reflected in Proposed Goals, Objectives,
and Redevelopment Strategies for the Area)

Organization and Advocacy:

-Create a viable business association comprising (at least 60 percent of) property and business owners in the area, and affiliate members from outside the area (not included in total) if appropriate, to represent the area on all matters of mutual interest, including sustaining commitments to the revitalization strategy, and to lead the plan implementation effort and monitor redevelopment activity.

-Establish a Business Watch Group and working partnership with the Police Department to improve security and reduce or eliminate the perception of the area as a high crime area; maintain control over businesses and grounds, including adjacent public right-of-way, to discourage activity which detracts from the area.

-Establish a cooperative marketing/promotional program through the business organization to increase customer base and minimize costs to individual business owners.

Property Maintenance:

-Demonstrated effort to improve building conditions through rehabilitation and exterior property maintenance if necessary. Rehabilitation efforts will include preparation of building improvement plans and attempts to secure project funding within a specified period of time (should not exceed 1 1/2 years).

-Work with a facilitator to coordinate individual building rehabilitation plans so that there is consistency and compatibility between plans and so that the needs of individual business and property owners are identified and considered.

-Improve and maintain good property maintenance practices, including eliminating and preventing blighting influences on private and adjacent public property on a routine basis.

Operation of Business:

-Improve business operations through better planning, business management, marketing, inventory control, accounting, employee training, etc.

-Seek training to improve business management skills.

-Develop business plans that address financing improvements, business expansion if appropriate, revenue projections, marketing/promotion, etc.

210 W. Green St.
Urbana, IL 6180

NORTH FIRST STREET REDEVELOPMENT PROJECT

Summary of City Commitment
(Reflected in Proposed Goals, Objectives,
and Redevelopment Strategies for the Area)

Financial/Technical Assistance:

-Redevelopment Incentive Program for building rehabilitation, expansion and new construction projects: up to 30 percent of project cost for permanent improvements, or a maximum of $250,000.00.

-Technical Assistance Matching Grant Program (UDAG): up to $5,000 for professional, managerial, and advisory services (including legal, financial, architectural and other professional services approved by the City).

-Equity Grant Program (UDAG) for business start-up and expansion projects: up to 20 percent or a maximum of $10,000 of commercial loan amount.

-Disposition of City-owned property to support new construction and expansion projects.

-Small Business Development Center to provide information referral for technical assistance.

-Provide a facilitator or provide financial support for a facilitator to work with the business association to coordinate individual business plans and work with local banks to obtain financing for the projects as a group.

Regulatory:

-Reduction in number of parking spaces required in consideration of nearby public parking.

-Enhanced building and exterior property code inspection and enforcement program.

-Crime prevention strategy involving the formation of a Business Watch Group, increased foot patrols around bar closing time, and better street lighting.

Public Improvement:

-Street closure and development of mini parking lots at Park and Church Streets.

-Streetscape including parkway development, tree planting, and tree-lined promenade to Downtown via Main Street Viaduct.

-Sidewalk repair and replacement.

NORTH FIRST STREET REDEVELOPMENT PROJECT

Summary of City Commitment
(Reflected in Proposed Goals, Objectives,
and Redevelopment Strategies for the Area)

Financial/Technical Assistance:

-Redevelopment Incentive Program for building rehabilitation, expansion and new construction projects: up to 30 percent of project cost for permanent improvements, or a maximum of $250,000.00.

-Technical Assistance Matching Grant Program (UDAG): up to $5,000 for professional, managerial, and advisory services (including legal, financial, architectural and other professional services approved by the City).

-Equity Grant Program (UDAG) for business start-up and expansion projects: up to 10 percent or a maximum of $10,000 of commercial loan amount.

-Disposition of City-owned property to support new construction and expansion projects.

-Small Business Development Center to provide information referral for technical assistance.

-Provide a facilitator or provide financial support for a facilitator to work with the business association to coordinate individual business plans and work with local banks to obtain financing for the projects as a group.

Regulatory:

-Reduction in number of parking spaces required in consideration of nearby public parking.

-Enhanced building and exterior property code inspection and enforcement program.

-Crime prevention strategy involving the formation of a Business Watch Group, increased foot patrols around bar closing time, and better street lighting.

Public Improvement:

-Street closure and development of mini parking lots at Park and Church Streets.

-Streetscape including parkway development, tree planting, and tree-lined promenade to Downtown via Main Street Viaduct.

-Sidewalk repair and replacement.

Program	**TIF Redevelopment Incentive Program (North First Street Commercial District)**
Eligible Activity:	Building Rehabilitation (permanent improvements)
	New Construction
	Site Improvements
Minimum Criteria:	Total building utilization;
	Building is 50 years or older;
	Building is 5,000 square feet or more;
	Building is architectually/culturally significant;
	Projected increase in property and sales taxes is equal to 2 times City assistance.
	Code improvements are 25% or more of the appraised value of the property upon project completion.
	Project is consistent with plan objectives for the area;
	Facade or site improvements;
	Elimination of Blight;
	New Construction;
	Minority/Female owned business.
Funding Level:	Based on number of criteria met (max is 30% of project cost, or max of $150,000.
Type of Assistance:	Grant or Loan (loan amount may exceed max).

Program:	**UDAG Economic Development Loan and Grant Program**
Eligible Activity:	New Construction; Building Renovation (permanent improvements); Business Start-up, including professional services, equipment purchases, other start-up costs; Education and Training; Expansion Equity
Minimum Criteria:	Project located in City-established Target Area; Project meets all applicable City, state, and federal codes, laws, regulations, and ordinances. Project benefits low and moderate income residents; Project complies with Champaign's CHAS; Project complies with City's Equal Opportunity in Purchasing Ordinance; City given right to inspect and approve all plans, specifications, and construction documents for developments. Owner equity exceeds City assistance (max City assistance is 50% of project cost).
Funding Criteria:	City secures second mortgage on loans; Development Agreement with the City (actual rate, term, and repayment schedule for loans are negotiated); Minority owned business (for Business start up, education and training, and equity grants).
Funding Level:	Business Start-Up Grants: up to $5,000 matching grant. Education and Training Grants: $5,000. Business Start-Up/ Expansion Equity Grants: 10% of commercill loan up to a max of $10,000. Economic Development Loan: (a) low interest loan up to $50,000 for renovation of existing building; (b) low interest loan on a 1:1 match with private loan up to a max of $250,000 for new construction.

210 W. Green St.
Urbana, IL 61801

Leo O'neill
Chairman to CDC
Champaign County
Champaign, IL

Re: Loan

October 10, 1994

NORTH FIRST STREET REDEVELOPMENT PLAN IMPLEMENTATION PROGRAM

LAND USE GOALS: Maintain North First Street as a Commercial district and develop all underutilized and vacant property within the commercial district.

ACTION	RESPONSIBILITIES PRIMARY SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	CONSTRAINTS/ ACCOMPLISHMENTS
➽Rezone the North First Street study area to implement the Land Use Plan	-City of Champaign-Planning Department	-January 1995 - March 1995	-General Operating Fund	
➽Develop criteria and a process for evaluating requests for the disposition of City-owned property.	-City of Champaign-Planning Department -North First Street Business Association	-January 1995-February 1995	-General Operating Fund	-City Policy gives top priority to adjacent property owner who meets disposition criteria.
➽Revise and adopt the Redevelopment Incentive Program Guidelines to reflect recommendations in Redevelopment Plan.	-City of Champaign-Planning Department; Champaign City Council	-January 1995	-General Operating Fund -Tax Increment Financing (TIF) District Funds used for financial assistance on redevelopment projects	-Other areas within the TIF Districts compete for these funds. -Revisions to the existing Redevelopment Incentive Program are complete.
➽Establish the application process for UDAG program assistance.	-City of Champaign-Planning Department, City Manager's Office	January 1995-February 1995	-General Operating Funds -UDAG Funds used for technical and financial assistance on redevelopment projects	
➽Assign Staff facilitator to work with the North First Street Business Association to implement redevelopment strategy.	-City of Champaign-Planning Department, City Manager's Office -North First Street Business Association.	January 1995 - December 1996	-TIF District Funds	-Adequate Staff time may not be available to work with the Association; instead the City will support a contract with a Development Consultant.
➽Develop design standards for facade improvements and new construction projects in the North First Street Commercial District.	-City of Champaign-Planning Department, Building Safety Division. -North First Street Business Association	-January 1995	-General Operating Funds	

Mr. Leo O'neill
Chairman to CDC
Champaign County
Champaign, IL

Re: Loan proced...
St...

October 10, 1994

NORTH FIRST STREET REDEVELOPMENT PLAN IMPLEMENTATION PROGRAM

RELATIONS GOALS: Establish a visual relationship with surrounding commercial and residential districts through physical improvements; establish ties with business associations in surrounding commercial districts in order work cooperatively on issues of mutual concern; and organize private and public forces to efficiently accomplish goals and objectives.

ACTION	RESPONSIBILITIES PRIMARY SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	CONSTRAINTS/ ACCOMPLISHMENTS
Establish a viable business association comprising property and business owners to represent the area, lead the plan implementation effort, monitor redevelopment activity, and coordinate redevelopment plans.	-North First Street Business Association	-January 1995	-Private funds for operating.	-A business association has been formed. The mission, structure, bylaws, and recruitment procedures must be established.
Examine ways to establish a visual link between businesses along North First Street and between this district and surrounding commercial districts.	-City of Champaign-Planning Department, Public Works -North First Street Business Association	-January 1995-April 1995	-General Operating Funds (for planning activity) -TIF funds for actual physical improvements.	-Improvements must be coordinated ad compatible with individual redevelopment projects.
Develop design standards to improve the transition between residential and commercial uses; use new zoning provisions where appropriate.	-City of Champaign-Planning Department -North First Street Business Association -Residents in surrounding neighborhood	-January 1995-February 1995	-General Operating Fund	
Seek opportunities for joint ventures with businesses in surrounding areas that promote common interests.	-North First Street Business Association	-Ongoing	-Private Funds	-North First Street commercial district is surrounding by three commercial areas; not all of them have an existing business association through which to participate in joint promotional ventures.

Mr. Leo O'neill
Chairman to CDC
Champaign County
Champaign, IL

Re: Loan proce

October 10, 1994

NORTH FIRST STREET REDEVELOPMENT PLAN IMPLEMENTATION PROGRAM

IMPROVEMENTS GOALS: ***Improve public infrastructure to support and attract new investments and improve the overall appearance and image of the area.***

ACTION	RESPONSIBILITIES PRIMARY SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	CONSTRAINTS/ ACCOMPLISHMENTS
➽Develop a mini parking lot at North First Street and Park Street and North First Street and Church Street	-City of Champaign-Planning Department, Public Works -North First Street Business Association (gather public input)	-Planning and Engineering: January 1995-May 1995 Improvements: June 1995-August 1995	-TIF Funds -Urban Renewal	-Needs to be coordinated with building rehabilitation projects.
➽Streetscape improvements	-City of Champaign-Planning Department, Public Works -North First Street Business Association (input on design)	-Planning: January 1995-May 1995	-TIF Funds	-Needs to be coordinated with other improvements, including building rehabilitation projects.
➽Sidewalk repair and replacement	-City of Champaign-Public Works / Engineering (Private Contractor)	-April 1995-August 1995	-TIF Funds -Urban Renewal	-Needs to be coordinated with other physical improvements and building rehabilitation projects.
➽Boneyard Creek Improvements and recreational/open space developments	-City of Champaign-Public Works	-Planning: January 1995 -Improvements: 1995-2000	-Boneyard Creek Improvement Fund	-Planning for Boneyard Creek improvements is ongoing. Improvements in this area might not be started for several years. Storm sewer improvements are currently underway.

October 10, 1994

NORTH FIRST STREET REDEVELOPMENT PLAN IMPLEMENTATION PROGRAM

IMPROVEMENT ***GOALS: Improve public infrastructure to support and attract new investments and improve the overall appearance and image of the area.***

ACTION	RESPONSIBILITIES PRIMARY SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	CONSTRAINTS/ ACCOMPLISHMENTS
➽Establish a Business Watch Group and a partnership with the Police Department to improve security and discourage unlawful behavior.	-North First Street Business Association -Champaign Police Department	-January 1995 (start-up); activities ongoing	-Private Funds	
➽Increase Police Patrols around bar closing time.	-City of Champaign-Police Department	-January 1995 (start-Up); activity ongoing	-General Operating Funds	-Police Officers will be encouraged to pay attention to activities while travelling to and from headquarters.
➽Establish minimum interior and exterior property maintenance standards for the required upkeep of all buildings in the Forth First Street Commercial area.	-City of Champaign-Neighborhood Services Department, Planning Department	-January 1994 - August 1994	-General Operating Funds	-The comprehensive review of existing codes and procedures was completed in August 1994. The development of a vacant structures ordinance is currently underway.
➽Conduct a systematic exterior building code inspection and notify property owners of deficiencies; establish stipulated agreements with owners who plan to improve their properties consistent with this plan.	-City of Champaign-Neighborhood Services Department	-January 1995-February 1995	-General Operating Funds	
➽Prepare building improvement/ rehabilitation plans and improve exterior property maintenance.	-Property Owners -Business Owners	-January 1995-June 1995	-Private Funds -UDAG Funds	-Several business and property owners have begun work on their building improvement plans.

October 10, 1994

NORTH FIRST STREET REDEVELOPMENT PLAN IMPLEMENTATION PROGRAM

MARKETING GOALS: Create an environment the fosters stability, growth, and long-term profitability of existing and new businesses in the area and meet the personal service and other commercial needs of surrounding residential neighborhoods

ACTION	RESPONSIBILITIES PRIMARY SECONDARY	SCHEDULE	RESOURCES (FUNDING SOURCE)	CONSTRAINTS/ ACCOMPLISHMENTS
➽Develop and implement business plans that address consumer markets, product marketability, operational issues, business management, and short- and long-term financing.	-Business Owners -North First Street Business Association	-January 1995 -June 1995 (business plan development) -Activities ongoing	-Private Funding -UDAG	-Some business owners are already working on their business plans.
➽Identify market opportunities within the surrounding residential areas.	-North First Street Business Association -City of Champaign-Planning -(Development Consultant)	-Ongoing market analysis	-Private Funding -UDAG	
➽Establish a cooperative marketing/promotional program.	-North First Street Business Association	-January 1995-December 1995	-Private Funding	
➽Work with a facilitator to coordinate individual building rehabilitation plans and schedules.	-North First Street Business Association -Business Owners	-Ongoing	-TIF Funds/ UDAG Funds	

August 31, 1994

Mr. Leo O'neill
Chairman to CDC
Champaign County
Champaign, IL

Re: Loan procedures and related matters of business on North First Street Development Area and the Northside Area.

Dear Chairman O'neill;

Members of CDC, we have asked to come before you this morning for several reasons: 1. to announce to you that various business are finalizing their business proposal for you consideration. 2. To seek clarification and raise concerns regarding the loan request to be presented to you by members of the First Street Business area and the Northside Area. Towards this end we have fashion questions for your response. The response to each question will enable each business to understand the procedures and standards to be applied to each loan request.

1. Will the initial institution receiving the loan request serve as the manager of the loan through the CDC process and beyond?

2. At the initial point of loan application through participating CDC members, will the loan applications be examine with the purpose of meeting the standards of the receiving bank or the CDC. What type of assistance will be available to the loan applicant to package the application with the greatest potential for success?

3. Will the CDC/member banks accept loan request outside the North First Area?

4. Nothing the financial history of the First Street Area, will the CDC member banks and the CDC give the following type of consideration to each loan request:

A. Level of public good associated with the loan request?

B. Establishing loan standards which mirrors the borrower's equity, cash equity, and the level of public support required to make the loan workable?

C. What reference point,(project or similar loans) will the CDC use to establish its review criteria?

D. Will a weighted lending criteria be used by either the member banks and the CDC?

E. What weight will be given to the business Plan?

F. History of particular business loan request?

5. Will CDC members who are participants in the State Treasure's 3+2 Affordable Housing Program offer too loan unspent link-deposit funds to link with other funds as a way of financing the Northside loan request?

6. In the end the final process by which agreements will be reached shall rest between the lender and the City of Champaign, how dose the CDC see its role in relationship to the City, the borrower, and its member banks?

John Lee Johnson

N.D.

NORTH FIRST STREET REDEVELOPMENT PROJECT

City Expectations for Business and Property Owners
(Consistent with Proposed Redevelopment Goals, Objectives, and Strategies for the Area)

(Revised october 11, 1994)

Organization and Advocacy:

-Create a viable business association in the area comprising property and business owners to represent the area on all matters of mutual interest, to include coordinating individual plans and schedules, promoting the revitalization strategy, leading the plan implementation effort, and monitoring redevelopment activity.

-Establish a Business Watch Group and a working partnership with the Police Department to improve security and work toward eliminating perceptions that the area is a high crime area and to discourage activity in and around individual businesses which negatively affect the area.

-Establish a cooperative marketing/promotional program through the business association to the increase customer base and minimize the cost of this activity to individual business owners.

-Work with a City Staff facilitator, or Development Consultant, to coordinate individual business plans, development and implement a marketing program, and work with City Departments and local banks to package financing for redevelopment projects.

Property Maintenance:

-Demonstrated effort to improve building conditions through rehabilitation and improved exterior property maintenance. Recognized efforts will include preparation of building improvement plans, including business plans, and attempts to secure financing within a specified period of time (should not exceed 1 1/2 years).

-Work with a facilitator to coordinate individual building rehabilitation plans and schedules so that there is consistency and compatibility between them and so that plans are completed and presented for financing as a group.

-Improve and maintain good property maintenance practices, including eliminating and preventing blighting influences on private and adjacent public property on a routine basis.

Operation of Business:

-Improve business operations through better planning, business management, marketing, inventory control, accounting, employee training, etc.

-Seek training to improve business management skills.

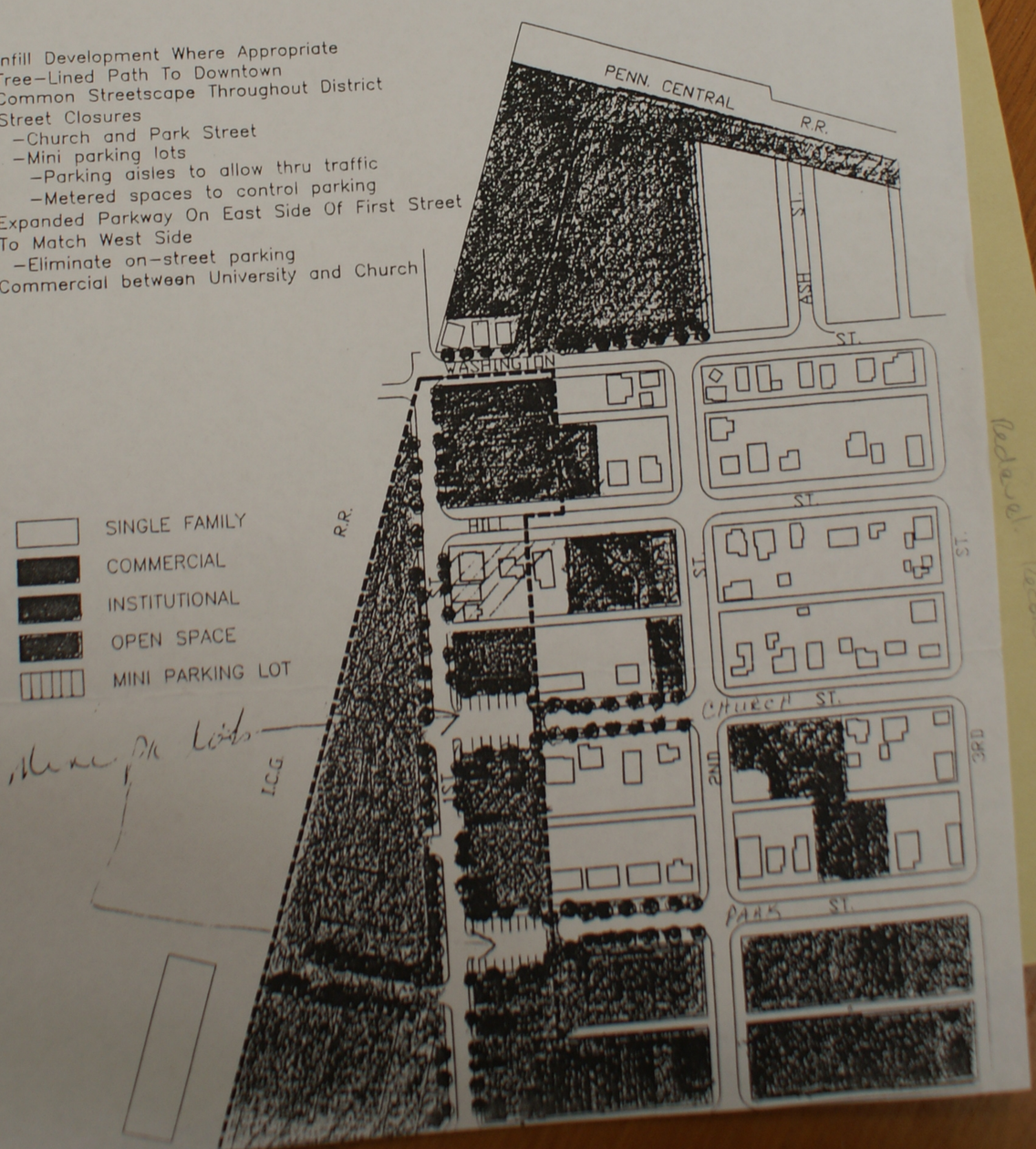
-Develop business plans that address financing improvements, business expansion if appropriate, revenue projections, marketing/promotion, etc.

210 W. Green St.
Urbana, IL 61801

NORTH FIRST STREET
Land Use Redevelopment
Alternative 2

N.D.

- Infill Development Where Appropriate
- Tree-Lined Path To Downtown
- Common Streetscape Throughout District
- Street Closures
  - -Church and Park Street
  - -Mini parking lots
    - -Parking aisles to allow thru traffic
    - -Metered spaces to control parking
- Expanded Parkway On East Side Of First Street To Match West Side
  - -Eliminate on-street parking
- Commercial between University and Church



210 W. Green St.
Urbana, IL 61801

Illinois
Center for

Promoting the public interest

City of Champaign

Planning Department
102 North Neil Street
Champaign, Illinois 61820
Telephone (217) 351-4486
FAX (217) 351-6910

March 29, 1995

Mr. James Jones
Lone Star Lodge
1014 Holiday Drive
Champaign, Illinois 61821

Dear Mr. Jones:

Thank you for a very successful first meeting of the North First Street Project Coordinator Recruitment Committee. In summary, we accomplished the following:

- a partial list of persons to receive the Project Coordinator Request for Proposal (RFP);
- a schedule for the recruitment process; and
- a list of interview questions.

The schedule and list of interview questions are enclosed. A copy of the mailing list will be forwarded to you once it is completed. Please note that I have added tasks to the schedule. They include the preparation and review of a draft Project Coordinator Contract. The Contract will include the information contained within the RFP and standard language included in City contracts, regarding payment schedule, drug free work place and Affirmative Action requirements, liability, etc. The Committee will have an opportunity to review the draft contract on May 8, 1995.

Until we meet again, I will communicate with each of you by letter or phone to keep you up-to-date on my activities. Meanwhile, please review the work we completed in your Association meetings.

Again, thanks for a productive meeting. I'll be in touch.

Sincerely,

Ivy A. Lewis
Principal Planner

Enclosures

xc with copy of Schedule:

Ruth Jackson
Georgia Briggs
Joe L. Taylor
LeRoy McCall
Clarance Davidson
Freddie Gordon
Elease Milton
Harold Drish
Rev. Phillip Wright
Eddie Jackson
Cleveland Jefferson
Amen East

PRINTED ON RECYCLED PAPER

210 W. Green St.
Urbana, IL 61801

Promoting the public interest
through citizen participation

reet, Suite 208 Champaign, Illinois 61820 (217) 352-6533

North First Street Redevelopment Project

Project Coordinator Recruitment Schedule
(March 28, 1995)

Task	Target Date for Completion	Responsibility
o Complete Mailing List	April 7, 1995	Committee
o Publish Newspaper Ad	April 9, 1995	City Staff
o Mail Request for Proposal	April 7, 1995	City Staff
o Request Submission of Proposal	April 28, 1995	Candidates
o Draft Project Coordinator Contract	May 5, 1995	City Staff
o Review Proposals & Select Interviewees	May 5, 1995	Committee
o Review Draft Project Coordinator Contract	May 8, 1995	Committee
o Conduct Formal Interviews	May 8-May 12, 1995	Committee
o Hold meeting between Interviewees and North First Street Business Development Association	May 10, 1995	City Staff & Association
o Select Candidate	May 12, 1995	Committee
o Finalize Project Coordinator Contract	May 12, 1995	Committee
o Present Project Coordinator Contract for City Council Consideration	May 16, 1995	City Staff & Committee
o Project Coordinator Start Date	May 22, 1995	Coordinator

210 W. Green St.
Urbana, IL 61801

Promoting the public interest through citizen participation

fax from:Dennis McConaha

North First Street Redevelopment Project

A commercial revitalization initiative

December 2, 1995

To: Ivy Lewis and Craig Rost, City of Champaign
Ed Adrain, Director SBDC Danville
Rick Russell, SBDC Decatur
Ed Ogen & Paul Luedtke, SCORE
John Severns, Severns Reid & Associates
John Lee Johnson, Project Facilitator

From: Dennis McConaha & Bill Clark, Project Coordinators

Subject: North First Street Business Resource Meeting and Agenda

cc: Joe Taylor
Ruth Jackson and Eddie Jackson
Mr. & Mrs. Briggs
Lone Star Lodge
Jamie Faulkner

Meeting

date: December 8, 1995
time: 12:00 to 5:00
place: City Building (lower level meeting area-check with receptionist for directions and room number)

Since the City will be providing a box lunch for project resource providers, please contact Marsha at Ivy Lewis' office to confirm that you will be joining us for our working lunch at noon. That number is 351-4486. The business owners will be joining us later in the day and will not be participating in our working lunch.

Meeting Agenda

12:00-1:00 Box lunch provided by City. Discussion of plan implementation and future resourcing needs. *Where do we go from here, how do we get there, and who will play what role in the process*
- project timelines for project planning wrap-up and final reporting to City Staff and Council
- strategy for individual business plan presentation to banks
- implementation phase: roles of City staff, current consultants, resource providers, and others
  1. loan packaging and City redevelopment grant application assistance
  2. project management: overall and individual

1:00-1:30 Severns, brief overview of redevelopment plans for City staff and resource providers

1:30-2:00 Unfinished business and/ or break

2:00-2:30 Presentation to business owners of NFS Project timelines and milestones for next six months
- overall and individual plan implementation strategies and available resource assistance for loan and City grant packaging and project/construction management

2:30-3:15 Severns, presentation of redevelopment plans to business owners and resources
- provide with final business and redevelopment plans

3:15-4:00 Resource providers available to meet with individual owners to answer questions and address any concerns and issues

Thank you, please confirm attendance with Marsha at Ivy's office as soon as possible. Her number at the City is 351-4486. Business owners, please join us at 2:00 for the presentations and be prepared to make your self available from 2:00 to 4:00. I can be reached at home (352-7683) or at work (352-6511 ext. 7409) if you have any questions.

210 W. Green St.
Urbana, IL 61801

Promoting the public interest through citizen participation

North First Street Redevelopment Project

A commercial revitalization initiative

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210 W. Green St.
Urbana, IL 61801

Illinois
Center for
Citizen
Involvement

Promoting the public interest through citizen participation

44 Main Street, Suite 208 Champaign, Illinois 61820 (217) 352-6533

North First Street Redevelopment Project

Proposal for Project Coordinator

April 28, 1995

Submitted by the
Illinois Center for Citizen Involvement

Contact Person
John Lee Johnson
ICCI Project Director for
Housing and Economic Development
44 E. Main Street #208, Champaign
(217) 352-6533

North First Street Redevelopment Project
Proposal for Project Coordinator

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I. *Background*

Five years ago, the Illinois Center for Citizen Involvement (ICCI) challenged local financial institutions to do more to provide credit in low and moderate income neighborhoods as intended under the Community Reinvestment Act. Despite some initial reluctance, ICCI has worked with local financial institutions in helping to establish several new initiatives and programs aimed at expanding access to credit opportunities for low and moderate income families in Champaign-Urbana. Over the years, through the leadership of senior staff member John Lee Johnson, ICCI has demonstrated its ability to bring together financial institutions, local government bodies and the community leaders in developing new initiatives aimed at addressing long standing problems. Under this proposal, ICCI promises to bring those same skills and talents in assisting the city of Champaign and the local businesses on North First Street in their efforts to finalize and implement a Redevelopment Plan for North First Street.

II. *Qualifications*

A. Illinois Center for Citizen Involvement

The *Illinois Center for Citizen Involvement (ICCI)* was founded in 1985 as a 501(c)3 tax-exempt, not-for-profit corporation to serve as a platform for community change. Established as a catalyst for citizens working to address problems and issues in their communities, the Illinois Center for Citizen Involvement (ICCI) seeks to facilitate greater and more effective citizen participation. Based on the principle that real improvements in our communities will only come when citizens are actively involved, the Center believes that empowerment of a community is an essential ingredient for change. With the philosophy of empowerment as its guiding principle, the Center has sponsored numerous projects over the years that seek to address human needs through community action. At present, the ICCI has several projects and initiatives that it sponsors ranging from health care reform to child advocacy. One of our most notable projects in the past five years as been our work to enhance housing and economic development opportunities in low and moderate income communities under our **Credit Assistance and Outreach Project**.

The **Credit Assistance and Outreach Project** (CAOP) was initially established as a credit advocacy service in response to community concerns about the lack of credit available to low and moderate income communities. In the late 1980's, ICCI staff conducted systematic audits of local lending patterns to measure the extent to which low and moderate income neighborhoods were either included or excluded from the loan products and credit services of local banks. As a result of those findings, ICCI raised the first serious questions about local lending patterns and intervened under the federal Community Reinvestment Act (CRA) to address local inadequacies.

Determined to improve the situation and not just complain about the problem, ICCI established CAOP, with funding from First of America. Initially, our efforts under CAOP focused on three components a) educating residents in these communities about how to better access these services; b) assisting local in developing new outreach mechanisms to assure accessible of their services and c) advocating for changes that would make the system more sensitive to the problems and barriers that face low and moderate income communities.

Over the years, CAOP has increasingly focused on developing a broader local initiative that brings together government, the private sector, and community representatives in developing a comprehensive strategic plan to address the housing and economic development needs of low and moderate income communities. The result has been a number of new and innovative local initiatives.

The formation of the Eads Street Development Corporation was an important step in our efforts to developed a greater pool of affordable housing. In the recent past, ICCI staff helped pull together a consortium of area banks and local governments that secured funding from the Federal Home Local Bank to begin work on building affordable housing units. In 1993, ICCI instituted a Link-Deposit Program with the Illinois State Treasurer and five local banks that provides financial assistance to low and moderate income seeking to buy their first home. Under the program, ICCI assists homebuyers with no or low interest loans to help cover closing costs. TO date, over 30 families have been able to purchase their first home.

Similarly, ICCI has also expressed concerns to banking community and local government about the need to expand the economic base in low and moderate income neighborhoods of Northeast Champaign. For the past several years, we have worked to obtain a commitment from local governments and the banking community to collaborate in a loan venture to support the expansion of an economic infrastructure in the minority community. Three years ago, the Champaign City Council established council goals identifying the North First Street area as a priority planning area.

Since that time we have been working independently of the city, to develop an association, development plans and a local policy form the lending community for this area. With the architectural support of Mr. John Severns of Reids and Severns, we have provided preliminary cost estimates for business in the 200 block of the project area. We have committed staff time to work with each business owner/operator to begin preparation of their business plans. We have organized and attended numerous meetings including area planning meetings. Recently, a s the process of organizing an Association began to falter, our lead staff person, John Lee Johnson, held a new round of meetings and redrafted the principles of the Association and identified a chairperson.

As a result of John's long standing involvement in this project and others, he was selected as a facilitator for the Association. His role has been to move the project forward and ensure all requirements of the city and the lending community are being understood be each member of the association. As a facilitator, he has been an advocate for the association at both with both government and the banking community.

Based on our historical role in local economic, housing and credit issues and our familiarity with this specific project, we believe ICCI brings a wealth of knowledge, experience and expertise to the position of Project Coordinator. If ICCI is awarded the proposal, Mr. Johnson is prepared to step down as facilitator for the Association if the city believes there is a conflict of responsibilities.

B. **Staff**

The lead staff person for this project will be ICCI Housing and Economic Development Coordinator John Lee Johnson. Mr. Johnson brings several decades of experience to this project. As the Project Director of CAOP, it has been his vision which has been the driving force behind ICCI's activities in this area. From our initial involvement in monitoring local CRA compliance to the development of CAOPs initial credit assistance programs to our more recent initiatives such as the Link-Deposit Program with the State Treasurer's office, the local Federal Home Loan Bank's funding of our Affordable Housing Program, our recent efforts to become the lead Community Housing Development Organization (CHDO) in the county and all of our efforts and involvement with the North First Street Redevelopment project.

However, John's expertise has been long standing in the area, both prior to and as ICCI staff member. Over the past three decades, John has initiated programs and packaged numerous development projects including some of the following:

1) *FHA 235 and 236 single family and multi-family housing*. As developer and sponsor he relied on his skills to design the project, obtain financial support, meet zoning and other regulatory requirements and bring the project to conclusion.

2) *King Park Subdivision*. Using his leadership as both a city council member and community leader, John played a critical role in nurturing and eventually passing the largest and one of the most successful single family housing development projects in Northeast Champaign.

3) *FHLB Affordable Housing Program*. This project required John to identify and recruit local FHLB members, identify the unit design, package the product and bring together local government and the banking community in a developing a joint project that met the objective of the FHLB.

4) *Link-Deposit Program*. This program required John to convince reluctant banks to participate in the program by becoming a recipient of state funds, writing a set of local loan standards, working with banks, real estate agents and the community to market the program.

One of John's strengths in developing these many initiatives is that he participates in the process as both a coordinator and advocate. His breadth of experience, including several years as a city council member, make him very successful in identifying and recruiting the expertise needed to complete a project. John's ability to work with different segments of the community, from the presidents of local to city officials to members of low income communities is one of his strengths.

John's experience in local government also enhance his understanding of the political as well as technical issues that are involved in this project. As noted above, he served for eight years as the representative of Northeast Champaign on the Champaign City Council and is very aware of the issues and familiar with the neighborhood. In addition, John is currently in his eighth

year as a member of Champaign County's Revolving Loan Program, which was developed to serve small business needs in the county. We believe these experiences will prove to be very valuable in undertaking the role of Coordinator of the North First Street Redevelopment project.

Although John will be the lead staff person, we hope to hire an additional technical support staff member in the near future to work with John. The person hired for that position will probably also have some responsibilities related to this project. Finally, ICCI support and secretarial staff will be used to provide the administrative support for this project.

C. **Consultant Support**

One of great the underlying factors in ICCI's success in this area has been Mr. Johnson's ability to identify and tap into the expertise and technical resources necessary to undertake and complete project. Over the years, John has developed working relationships with a wide array of experts related to housing and economic development. A key element of this proposal is our ability to tap into those experts and to make them available to the business owners/operators in the association. Although no formal agreements have been made, it is likely that we will draw extensively upon a number of local individuals for expertise and advice including: John Severns of Reids and Severns for architectural services; attorney Pat Fitzgerald in the area of real estate law and attorney Steve Franks who specializes in business lending; retired business executives such as John O'Neil who provide business advice for entrepreneurs; John Dimit and Bob Morris at the regional Planing Commission who specialize in economic development; Ed Baines at the Danville Area Community College and local draftsman Earl Minor.

III. *Project Management*

A. **Philosophy**

To maximize our skills and to build upon what has already been contributed to this project, our services will be delivered with a great amount of flexibility. Because there are several phases to this project, each requiring different skills and approaches at each stage, we believe it is important to adjust our strategies accordingly. As a result, we will seek to identify needs among the association members and match those needs with certain experts during one phase of the project. At other time, we will be prepared to advocate for changes on behalf of members of the association in terms of developing guidelines, as well as standards related to issues for obtaining final loan approval. Our experience in these types of projects underscore our belief that the success of the project requires a combination of both service coordination and advocacy.

B. **Scope of Services**

A major element of our work will be directed at identifying needs among Association members and recruiting experts that can best meet those needs. Specifically, we anticipate that we will addressing the following types of needs among Association members:

1) Development of sound business plans
2) Architectural and drafting
3) Legal Advice
4) Commercial lending issues
5) Project implementation and monitoring progress

Workshops. We will rely on several methods to provide members of the Association access to the information they need including workshops, individual consulting and technical support. Although we will not know what specific needs exist until more in-depth discussions are held with members of the association, our experience with this project indicate that there are several topics that would be beneficial to all members of the association. With these issues, we will help organize workshops that will be open to all members. Some possible topic might include money management, how to obtain government assisted loans (ie SBA), code compliance, as well as safety and law enforcement issues.

Technical Support Team. A major focus will be hooking up individual association members with experts that can help them address and overcome individual issues and concerns related specifically to their business or development plan. This team will include, but is not limited to, a wide array of professionals in the following fields:

Architecture. This service will include preliminary design review from which costs estimates can be determined. Assistance will be given to Association members in interpreting codes and developing redesign standards which are uniform and cost effective. The architectural services will also assist the members in developing criteria which will control the redevelopment of their business; in design/construction monitoring; developing standards for long term design and coordination of the area by the member after completion of the project.

Accounting. These service will be designed to help members understand and meet business and other requirements imposed by the lenders. In addition, this service is intended to aid members in articulating a business plan that is realistic, translating what that business plan will require in terms of other types of technical support and site development issues. Finally, this service is intended to help members identify when changes or deletions are needed.

Legal. Attorney will be recruited to advise the association and its members on all aspects of the process. from the support of the City, lenders, other funding sources, to all contracts and/or documentation the project shall require.

Drafting. This is intended as a lower costs alternative to assist members with preliminary drawing for review or other drawings not requiring a certified architect. However, the work shall be done under the supervision of an architect or directly for a member.

B. Reports

As Project Coordinator we
including providing assoc
undertaken; providing city
developing/redevelopme
busines

B. **Reports**

As Project Coordinator we will be responsible for reporting to both the Association and the City including providing association members, city and lenders with reports on all activities undertaken; providing city with all reports and other materials related to business plans, developing/redeveloping plans and information related to financing of loans; will advise business owners and city staff of any unnecessary delays, identify and obstacles faced by business owner and the association in completion of the project. Specifically, we will prepare and maintain weekly workplans that will be matched to the target dates included in the written workplan. In addition to written reports, the Project Coordinator will report on the progress of the project at monthly meetings or more frequently if requested. The staff will also maintain a written office schedule made available to the city and members. ICCI will also prepare and submit bills on a monthly basis to the association for review and approval. Such bills shall include a written description of how time was spent for hours being billed. Finally, the staff will prepare written reports on specific aspects of the plan or progress as directed by the Association.

C. **Meetings**

The staff will be responsible for attending and organizing a variety of meetings throughout this project. A calendar of meetings will be developed and maintained by the project staff. The staff will attend meetings of the Association and the City concerning the North First Street Redevelopment Project, as is necessary. The staff will also help organize meetings and workshops for all members with various experts in the field. Individual meetings will also be held with members of the association to review business plans or renovation drawings, to meet with bankers or architects concerning technical issues related to their own plans, and to discuss funding issues or changes needed to assure securing a loan, city approval, etc. For example, staff will help schedule pre-loan application meetings to identify loans standards and other requirements that need to be met. These meetings will also serve to establish a working relationship between the loan officer and the member as a means to reduce resistance and encourage greatly understanding of the issues to be addressed. Finally, the Project Coordinator will help organize meetings to discuss larger issues or changes that arise during the planning or implementation phases of this project.

D. **Timetable**

A minimum of 20 hours per week will be devoted to this project through its completion.

Phase I. Within the first 45 days, project staff shall conduct an audit of each member that will identify a list of items that need to be complete to move the project forward. This audit will include information such as name, address, owner, type of business, proposed changes, status of business plan i any, type of business, relationship with local banks, major obstacle or problems facing the business, current government restrictions on business, needs the city can help meet, needs local banks help meet, how the coordinator can best help, etc. A summary of the audit will be provided to the Association within 60 days of the beginning of this project.

Phase II. Within the first 90 days implementation of the various workplans identified in the audit will be under way, preloan meetings will begin and identification of potential lending will be underway. Within 150 days, all business plans will be completed, the "gap" financing needs will be identified and negotiation between the city and Association should have commenced. Within 180 days agreement should be reached on the exterior design scheme, with a plan for managing the development by the Association.

Phase III. Upon approval of the loan, selecting of the contractors and begin of construction, the staff shall move to work with the Association in on developing principles to guide the management of the project. Such issues as policies on safety, maintenance, marketing and mutual business management standards will be drafted agreed upon.

IV. *Budget*

Actual costs for implementing this project will not exceed $25,000. An accurate breakdown of associated costs ar somewhat dependent upon how certain costs particularly related to consultant and contractual services are paid for. Mr. Johnson's time will be reimbursed at a rate of $25 per hour and other cost; support\program staff will be billed at $12 per hour; other incurred costs such as printing, postage, etc are expected to be minimal. Indirect overhead costs will be calculated at 6.5%. Although we expect much of the technical support costs to be picked up under the separate agreements, we do anticipate that a certain amount of the costs especially in the early stages will be incurred by the Center.

North First Street Redevelopment Project

A commercial revitalization initiative

Scope of Services for Technical Assistance with Business Plans

Project Background

The City of Champaign has engaged Dennis McConaha and Bill Cork as North First Street Redevelopment Project Coordinators. Goals, objectives, and program strategies for the area have been established and a high priority has been placed upon the preservation and rehabilitation of existing structures where economically feasible. Other redevelopment priorities include improving the areas image from a public safety and aesthetic point of view. A very critical priority is to strengthen business practices, management, and promotional capabilities of the area's business owners.

Coordinator's Objective

A ***prime objective*** of the Project Coordinators is to ***identify and secure professional services*** to work with property and business owners of the North First Street Redevelopment Area to ***prepare building rehabilitation plans and business plans.***

The Project Coordinators will assist the property and business owners in evaluating their individual project's financial feasibility. The Coordinators will be responsible for the individual project source and use of funds pro formas, structuring of financing alternatives, and assisting in the loan/grant packaging and application process.

Technical Assistance Scope of Service

Business Plans. The written business plans will be a critical element of the loan and grant package and must demonstrate financial feasibility to the lending institutions, as well as the City. Preparation of business plans and financial pro formas will be tailored to the individual business owner and should include at a minimum:

- Description of the business and its history
- Business Owner's resume outlining experience and skills
- Business objectives
- Market evaluation and potential
- Analysis of the competitions
- Marketing strategy - plan
- Financial information including;
    - 3 years historical income statement and balance sheet
    - 3 year financial pro forma that includes income statement and cash flow summary (first year by month), pro forma balance sheet, and a list of pro forma assumptions

THE URBANA FREE LIBRARY
210 W. Green St.

McConaha - Cork, Project Coordinators
6/28/95

NORTH FIRST STREET REDEVELOPMENT PROJECT

Parcel ID #	Property Location	Property Owner	Business ID #	Business Owner/Lessee	Tax ID #	Land	Building	Rehab $	Condition
1	102 E. University	C.C. Housing Authority Stan James 398-1525		public	46-21-07-304-011	$ 2,250	$ 16,870	public	good
2	104 E. University	C.C. Housing Authority Stan James 398-1525		public	46-21-07-304-012	$ 2,250	$ 17,870	public	good
3	106 E. University	Labors Union #703 108 Anthony Drive, Urb. 253-2931		vacant lot	46-21-07-304-013	$ 2,410	$ -	lot	
4	110 N. First	Le Roy McCall 384-1104 1302 1/2 Dubin, Urb	B1	Phillips Wright Tweat's Fashion & Style Shop 355-0499	46-21-07-304-008	$ 3,790	$ 5,690	$ 53,150	poor
5	112 N. First	Larry Peters 356-8895 114 E. University (Ye Old Furniture)		vacant lot	46-21-07-304-007	$ 3,840	$ -		
6	114 N. First	Le Roy McCall 384-1104 1302 1/2 Dubin, Urb		vacant building	46-21-07-304-006	$ 3,680	$ 6,640	$ 141,800	poor/fire
7	116 N. First	Eddie & Ruth Jackson 384-7678 1305 Eads, Urb	B2	Eddie & Ruth Jackson 384-7678 restaurant/bar	46-21-07-304-005	$ 3,680	$ 9,560	$ 83,700	vacant/poor
8	118 N. First	City		vacant lot	46-21-07-304-004	$ -	$ -	lot	
9	120 N. First	Clarance Davidson 352-5311	B3	Clarance Davidson Buddies Bar 352-5311	46-21-07-304-003	$ 3,290	$ 5,853	$ 47,500	improving
10	122 N. First	Wordell & Georgia Briggs 352-1067 398-2283	B4	Wordell & Georgia Briggs 352-1067 Pool Hall 398-2283	46-21-07-304-002	$ 3,290	$ 3,970	$ 55,500	poor
11	124 N. First	City		vacant lot	46-21-07-304-001	$ -	$ -	lot	
12	104 E. Park	Betty Hobbs 27 Linden, Urb		vacant lot	46-21-07-303-013	$ 2,270	$ -	lot	
13	202 N. First	Cleveland Jefferson 352-7166		vacant building	46-21-07-303-006	$ 2,160	$ 7,180	$ 247,800	vacant/poor
14	204 N. First	Jean Drish 356-6235	B5	Joe Taylor 384-1343 Rose & Taylors Barber Shop 398-9698	46-21-07-303-005	$ 8,040	$ 13,250	$ -	fair
			B6	Moria Dukes & Helen Locks of Glory 'Beauty Shop 355-4556					
15	204 1/2 N. First	City		vacant lot	46-21-07-303-004	$ -	$ -	lot	
16	206 N. First	Elease Milton 359-3547 1216 N. 6th, Ch		vacant building	46-21-07-303-003	$ 320	$ 5,000	?	poor
17	206 1/2 N. First	City		vacant lot	46-21-07-303-002	$ -	$ -	lot	
18	208 N. First	Lone Star Lodge No. 18	B7	James Jones (Brown & VanDyke) Lodge 359-9572	46-21-07-303-001	$ 1,170	$ 17,100	$ 52,000	poor
18a	210 N. First	Lone Star Lodge No. 18	B8	Jamie Faulkner 398-8441 Banks Barber Shop				$ 52,500	poor
19	103 E. Church	Claudyne Stovall 356-1752 (and Robert)		residential	46-21-07-303-007	$ 2,270	$ 14,960		
20	102 E. Church	Wojnar 212 E. University, Ch		vacant lot Chris Wojnar of 301 1/2 E. Univ. 351-1978	46-21-07-302-010	$ 4,530	$ -	lot	
21	306 N. First	Robert Hambrick 359-4541 2809 Bernice, Ch		residential-duplex	46-21-07-302-003	$ 2,270	$ 6,330		demo
22	306 1/2 N. First	Le Roy McCall 384-1104 1302 1/2 Dubin, Urb		residential-duplex	46-21-07-302-002	$ 3,850	$ 1,010		demo
23	308 N. First	Robert Hambrick 359-4541 2809 Bernice, Ch	B9	Hambrick Services - Offices 359-4541 residential-multi family	46-21-07-302-001	$ 1,140	$ 12,630		rehabed
					TOTALS	$56,500	$ 143,913	$ 733,950	

McConaha - Cork, Project Coordinators
6/28/95

NORTH FIRST STREET REDEVELOPMENT PROJECT

Parcel ID #	Property Location	Property Owner		Business ID #	Business Owner/Lessee		Assessed Valuation Tax ID #	Land	Building	Building Assessments Rehab $	Condition
1	102 E. University	C.C. Housing Authority Stan James	398-1525		public		46-21-07-304-011	$ 2,250	$ 16,870	public	good
2	104 E. University	C.C. Housing Authority Stan James	398-1525		public		46-21-07-304-012	$ 2,250	$ 17,870	public	good
3	106 E. University	Labors Union #703 108 Anthony Drive, Urb.	253-2931		vacant lot		46-21-07-304-013	$ 2,410	$ -	lot	
4	110 N. First	La Roy McCall 1302 1/2 Dubin, Urb	384-1104	B1	Phillips Wright Tweat's Fashion & Style Shop	355-0499	46-21-07-304-008	$ 3,790	$ 5,690	$ 53,150	poor
5	112 N. First	Larry Peters 114 E. University (Ye Old Furniture)	356-8895		vacant lot		46-21-07-304-007	$ 3,840	$ -		
6	114 N. First	La Roy McCall 1302 1/2 Dubin, Urb	384-1104		vacant building		46-21-07-304-006	$ 3,680	$ 6,640	$ 141,800	poor/fire
7	116 N. First	Eddie & Ruth Jackson 1305 Eads, Urb	384-7678	B2	Eddie & Ruth Jackson restaurant/bar	384-7678	46-21-07-304-005	$ 3,680	$ 9,560	$ 83,700	vacant/poor
8	118 N. First	City			vacant lot		46-21-07-304-004	$ -	$ -	lot	
9	120 N. First	Clarance Davidson	352-5311	B3	Clarance Davidson Buddies Bar	352-5311	46-21-07-304-003	$ 3,290	$ 5,853	$ 47,500	improving
10	122 N. First	Wordell & Georgia Briggs	352-1067 398-2283	B4	Wordell & Georgia Briggs Pool Hall	352-1067 398-2283	46-21-07-304-002	$ 3,290	$ 3,970	$ 55,500	poor
11	124 N. First	City			vacant lot		46-21-07-304-001	$ -	$ -	lot	
12	104 E. Park	Betty Hobbs 27 Linden, Urb			vacant lot		46-21-07-303-013	$ 2,270	$ -	lot	
13	202 N. First	Cleveland Jefferson	352-7166		vacant building		46-21-07-303-006	$ 2,160	$ 7,180	$ 247,800	vacant/poor
14	204 N. First	Jean Drish	356-6235	B5 B6	Joe Taylor Rose & Taylors Barber Shop Maria Dukas & Helen Locks of Glory 'Beauty Shop	384-1343 398-9698 355-4556	46-21-07-303-005	$ 8,040	$ 13,250	$ -	fair
15	204 1/2 N. First	City			vacant lot		46-21-07-303-004	$ -	$ -	lot	
16	206 N. First	Elease Milton 1216 N. 6th, Ch	359-3547		vacant building		46-21-07-303-003	$ 320	$ 5,000	?	poor
17	206 1/2 N. First	City			vacant lot		46-21-07-303-002	$ -	$ -	lot	
18	208 N. First	Lone Star Lodge No. 18		B7	James Jones (Brown & VanDyke) Lodge	359-9572	46-21-07-303-001	$ 1,170	$ 17,100	$ 52,000	poor
18a	210 N. First	Lone Star Lodge No. 18		B8	Jamie Faulkner Banks Barber Shop	398-8441				$ 52,500	poor
19	103 E. Church	Claudyne Stovall (and Robert)	356-1752		residential		46-21-07-303-007	$ 2,270	$ 14,960		
20	102 E. Church	Wojnar 212 E. University, Ch			vacant lot Chris Wojnar of 301 1/2 E. Univ.	351-1978	46-21-07-302-010	$ 4,530	$ -	lot	
21	306 N. First	Robert Hambrick 2809 Bernice, Ch	359-4541		residential-duplex		46-21-07-302-003	$ 2,270	$ 6,330		demo
22	306 1/2 N. First	La Roy McCall 1302 1/2 Dubin, Urb	384-1104		residential-duplex		46-21-07-302-002	$ 3,850	$ 1,010		demo
23	308 N. First	Robert Hambrick 2809 Bernice, Ch	359-4541	B9	Hambrick Services - Offices residential-multi family	359-4541	46-21-07-302-001	$ 1,140	$ 12,630		rehabed
							TOTALS	$56,500	$ 143,913	$ 733,950	

McConaha - Cork, Project Coordinators
6/28/95

NORTH FIRST STREET REDEVELOPMENT - PROJECT STATUS REPORT

Parcel ID #	Property Location	Property Owner	Business ID #	Business Owner/Lessee	Action Plan Status Meeting	Start	Complete	Real Estate Plan Status Meeting	Resource	Start	Complete	Cost	Business Plan Status Meeting	Resource	Start	Complete	Cost
1	102 E. University	C.C. Housing Authority Stan James 398-1525		public	need												
2	104 E. University	C.C. Housing Authority Stan James 398-1525		public	above												
3	106 E. University	Labors Union #703 108 Anthony Drive, Urb. 253-2931		vacant lot	need												
4	110 N. First	Le Roy McCall 384-1104 1302 1/2 Dublin, Urb			need												
			B1	Phillips Wright Tweat's Fashion & Style Shop 355-0499	need								5-Jul	Russell	12-Jul	9-Aug	$ -
5	112 N. First	Larry Peters 356-8895 114 E. University (Ye Old Furniture)		vacant lot	need												
6	114 N. First	Le Roy McCall 384-1104 1302 1/2 Dublin, Urb		vacant building	above												
7	116 N. First	Eddie & Ruth Jackson 384-7678 1305 Eads, Urb	B2	Eddie & Ruth Jackson 384-7678 restaurant/bar	need								5-Jul	Russell	12-Jul	9-Aug	$ -
8	118 N. First	City		vacant lot	n/a												
9	120 N. First	Clarance Davidson 352-5311	B3	Clarance Davidson Buddies Bar 352-5311	20-Jun								10-Jul	Adrain	10-Jul	31-Jul	$ -
10	122 N. First	Wordell & Georgia Briggs 352-1067 398-2283	B4	Wordell & Georgia Briggs 352-1067 Pool Hall 398-2283	20-Jun								10-Jul	Adrain	10-Jul	31-Jul	$ -
11	124 N. First	City		vacant lot	n/a												
12	104 E. Park	Betty Hobbs 27 Linden, Urb		vacant lot	need												
13	202 N. First	Cleveland Jefferson 352-7166		vacant building	need												
14	204 N. First	Jean Drish 356-6235			need												
			B5	Joe Taylor 384-1343 Rose & Taylors Barber Shop 398-9698	27-Jun								10-Jul	Adrain	10-Jul	31-Jul	$ -
			B6	Morla Dukes & Helen Locks of Glory 'Beauty Shop 355-4556	need								5-Jul	Russell	12-Jul	9-Aug	$ -
15	204 1/2 N. First	City		vacant lot	n/a												
16	206 N. First	Elease Milton 359-3547 1216 N. 6th, Ch		vacant building	need												
17	206 1/2 N. First	City		vacant lot	n/a												
18	208 N. First	Lone Star Lodge No. 18	B7	James Jones (Brown & VanDyke) Lodge 359-9572	need								10-Jul	Adrain	10-Jul	31-Jul	$ -
18a	210 N. First	Lone Star Lodge No. 18	B8	Jamie Faulkner 398-8441 Banks Barber Shop	27-Jun								5-Jul	Russell	12-Jul	9-Aug	$ -
19	103 E. Church	Claudyne Stovall 356-1752 (and Robert)		residential	need												
20	102 E. Church	Wojnar 212 E. University, Ch		vacant lot Chris Wojnar of 301 1/2 E. Univ. 351-1978	need												
21	306 N. First	Robert Hambrick 359-4541 2809 Bernice, Ch		residential-duplex	need												
22	306 1/2 N. First	Le Roy McCall 384-1104 1302 1/2 Dublin, Urb		residential-duplex	above												
23	308 N. First	Robert Hambrick 359-4541 2809 Bernice, Ch	B9	Hambrick Services - Offices 359-4541 residential-multi family	above								10-Jul	Adrain	10-Jul	31-Jul	$ -

NORTH FIRST STREET REDEVELOPMENT PROJECT

A commercial revitalization initiative

Champaign, Illinois

December 18, 1995

SRA SEVERNS, REID & ASSOCIATES, INC
821 SOUTH NEIL STREET CHAMPAIGN, ILLINOIS 61820 217-352-7696

SRA SEVERNS, REID & ASSOCIATES, INC
821 SOUTH NEIL STREET CHAMPAIGN, ILLINOIS 61820 217-352-7696 FAX 217-352-7831

January 18, 1996

Mr. Craig Rost
Deputy City Manager for Development
City of Champaign
102 North Neil Street
Champaign, Illinois 61820

Re: North First Street Redevelopment Project
Lenders

Dear Mr. Rost:

The enclosed summary includes the proposed redevelopment plans and Site Study 1, which have been assembled for distribution at the Lenders' meeting on January 23, 1996. The following briefly describees the individual projects and the first study of the project site and related infrastructure.

Redevelopment Projects

Preliminary space program, plans, elevations, and project cost estimates have been prepared for each of the five properties listed below. Plans and elevations are included in this draft. Estimated project costs for the these projects are incorporated in the individual financial feasibility plans.

1. Lone Star Lodge 18, 208 North First Street
   New Construction, 9,480 gross sq. ft. (demolish existing lodge building)

2. Rose & Taylor Barber Shop & Beauty Parlor and ancillary facilities, 206 North First Street
   New Construction, 3,200 gross sq. ft.

3. First Street Pool Hall - Briggs, 122 North First Street
   Renovation, 2,000 gross sq. ft.; New Construction, 1,470 gross sq. ft.

4. Jackson's Cafe, 116 North First Street
   Renovation, 1,800 gross sq. ft.; New Construction, 1,200 gross sq. ft.

5. Banks Barber Shop - Jamie Faulkner, 112 North First Street
   New Construction, 715 gross sq. ft.

Other property owners are apparently not interested in redevelopment of their property as part of the North First Street Redevelopment Project. No disposition of these properties has been made.

Site Study 1 Infrastructure

Site Study 1 is a study which has as its focus the extension of Park Avenue as a pedestrian way to connect the Redevelopment Area directly with the Main Street underpass and thus with the Central Business District. It envisions a brick paved walk with street trees on the north side of Park Street and extending from the Don Moyers Boys & Girls Club to First Street, pavers across First Street, and thence to the underpass with paired walks. The landscaped walk on the north

side of Park Avenue provides a recognizable transition from the commercial/institutional uses on the south side to the residential use on the north side. Perpendicular parking is provided on the south side of Park Avenue as a more efficient option than parallel parking.

Additional parking is provided at the rear of the commercial use from Park Avenue to Church Street. While a parking lot is shown along First Street in the half block north of Church Street, this area may also be placed in commercial use rather than off-street parking.

Curbside parallel parking remains along First Street with curb and sidewalk extensions at the corners, similar to those proposed for Neil Street adjacent to Christie Clinic. We do not feel that diagonal parking is a satisfactory alternative along First Street, primarily from a safety standpoint.

The parking east of First Street shown on Site Study 1 totals 127 spaces. This compares with an existing count of about 55 spaces.

The estimated infrastructure project cost for the project area is $900,700. This estimate does not include work east of Second Street on Park Avenue or the parking lot north of Church Street. It does include the "Park on Main Promenade" west of First Street. It also includes the street lighting, street modifications and landscape treatment on the east side of First Street. We believe this estimate represents the order of magnitude which would be required, irrespective of the quantities and costs of specific features.

It should be recognized that Site Study 1 has been developed "in a vacuum," so to speak, to present some proposals which focus directly on the North First Street project without accounting for development west of First Street.

At this writing, for example, there is no indication as to the direction or scope of the planned expansion of the Police Station. We are meeting on January 25 with the architect and police staff to discuss the program.

Site Study 2 will take into account the Police Station expansion and will also suggest features compatible with the Downtown Streetscape Plan.

It is our intent to provide a report draft for review within a month.

Respectfully Submitted,

John E. Severns

John E. Severns

JES/pgh
Attachments

■ NORTH FIRST STREET REDEVELOPMENT PROJECT ■

A commercial revitalization initiative

Champaign, Illinois

Table of Contents

Existing Site Plan

Site Plan

Lone Star Lodge #18 - First Floor Plan

Lone Star Lodge #18 - Second Floor Plan

Rose & Taylor Barber & Beauty Shop

Briggs Pool Hall

Jackson's Cafe

Banks Barber Shop

Streetscape

December 18, 1995

EXISTING SITE PLAN

North First Street Redevelopment Project

A commercial revitalization initiative

PROJECT NO. 85-37

DATE 12-28-85

SHEET NO. A-1

OF SHEETS

SEYMOUR, REID & ASSOCIATES, INC.
ARCHITECTS
Telephone 217-356-1444 FAX 217-352-7831
821 SOUTH NEIL STREET CHAMPAIGN, IL 61820

EXISTING SITE PLAN

North First Street Redevelopment Project

A commercial revitalization initiative

PROJECT NO. 95.01
DATE 12/19/95
SHEET NO. A-1
OF SHEETS

NORTH

1" = 100'

BEVERIDGE, REED & ASSOCIATES, INC.
ARCHITECTS Telephone 217-352-7494 FAX: 217-352-7831
821 SOUTH NEIL STREET CHAMPAIGN, IL 61820

PARKING SCHEDULE		
Area	HC	Total Spaces
A	2	34
B	2	24
C	2	24
D	2	30
E	–	5
F	–	5
G	–	5
	8	127 *

* Does not include 160 spaces west of First Street

SITE PLAN

North First Street Redevelopment Project

A commercial revitalization initiative

PROJECT NO. 95.01
DATE 12/19/95
SHEET NO. A-1
OF SHEETS

NORTH

1" = 100'

BEVERIDGE, REED & ASSOCIATES, INC.
ARCHITECTS Telephone 217-352-7494 FAX: 217-352-7831
821 SOUTH NEIL STREET CHAMPAIGN, IL 61820

SITE PLAN

North First Street Redevelopment Project

A commercial revitalization initiative

PROJECT NO. 9531
DATE 12/18/95
SHEET NO. A-1
OF SHEETS

1" = 100'

SEVERENS, REID & ASSOCIATES, INC.
ARCHITECTS Telephone 217-352-7966 FAX 217-352-7831
601 SOUTH NEIL STREET CHAMPAIGN, IL 61820

101'-0"

25' 25' 25' 25'

60'

GAMES

BAR

SERVICE

EQ

EL

STAIR

KITCHEN

T T COOLER

CLOSET

VESTIBULE

MEETING
2,850 SF

FILES FILES

JC COATS

OFFICE OFFICE TOILET TOILET

FIRST FLOOR PLAN

1" = 8'-0"

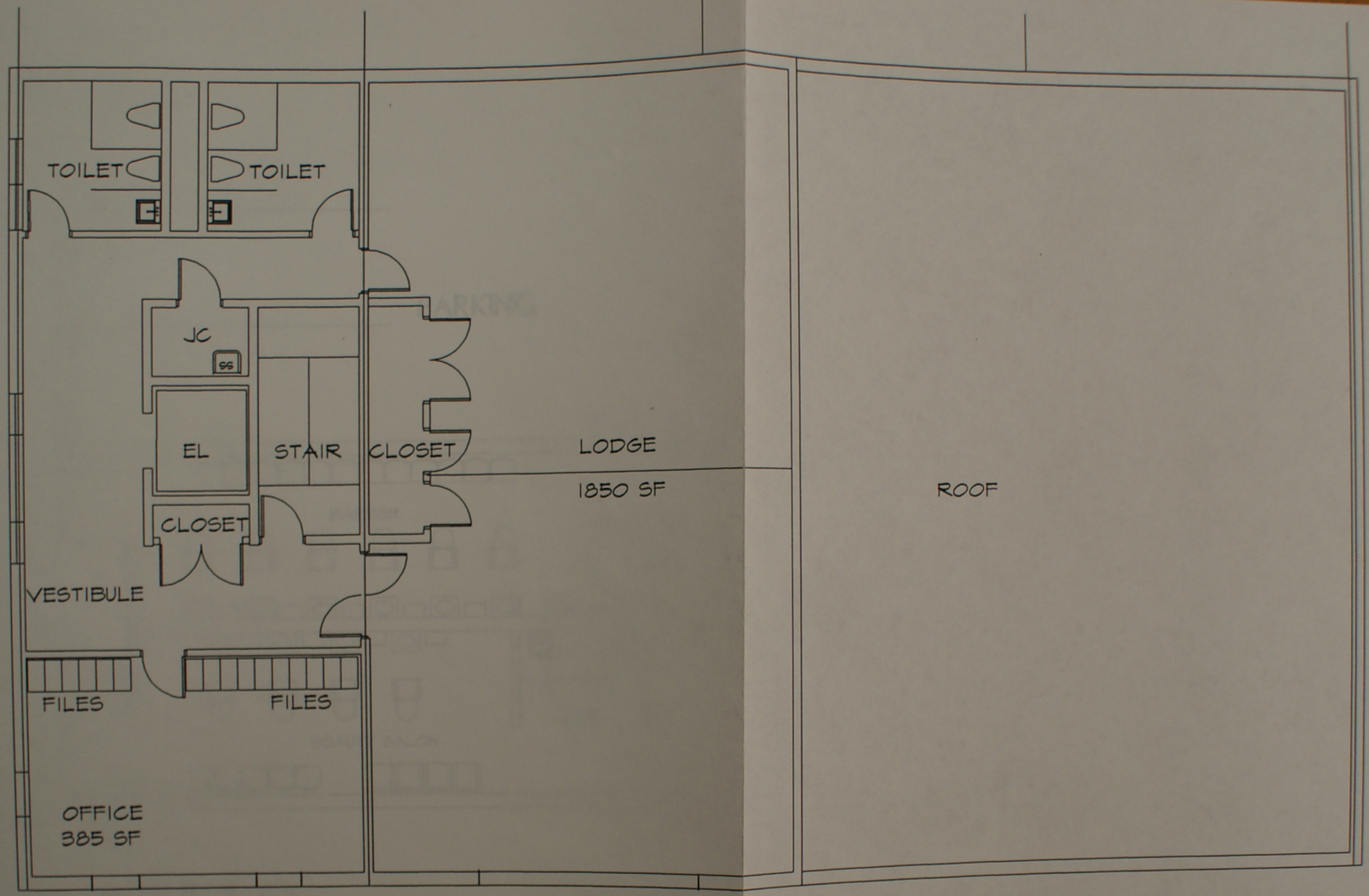
0 2 4 6 8 16 24 FEET

LONE STAR LODGE #18

208 N. FIRST STREET
CHAMPAIGN, IL

12/18/95

SCHEME 2 B



SECOND FLOOR PLAN

1" = 8'-0"

0 2 4 6 8 16 24 FEET

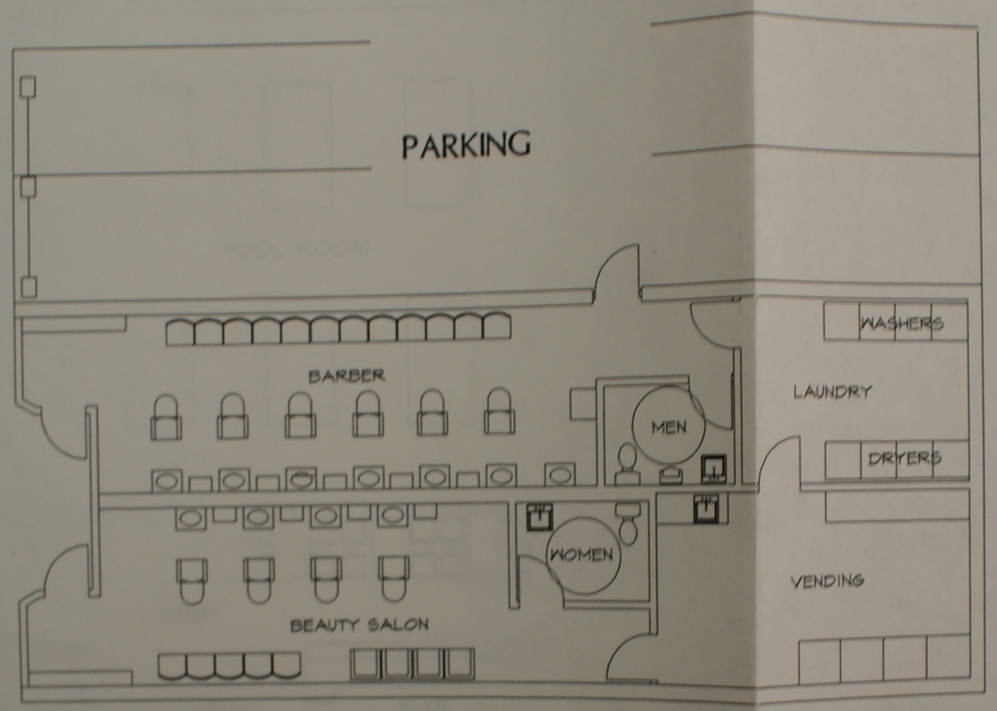
LONE STAR LODGE #18

208 N. FIRST STREET
CHAMPAIGN, IL.

12/18/95

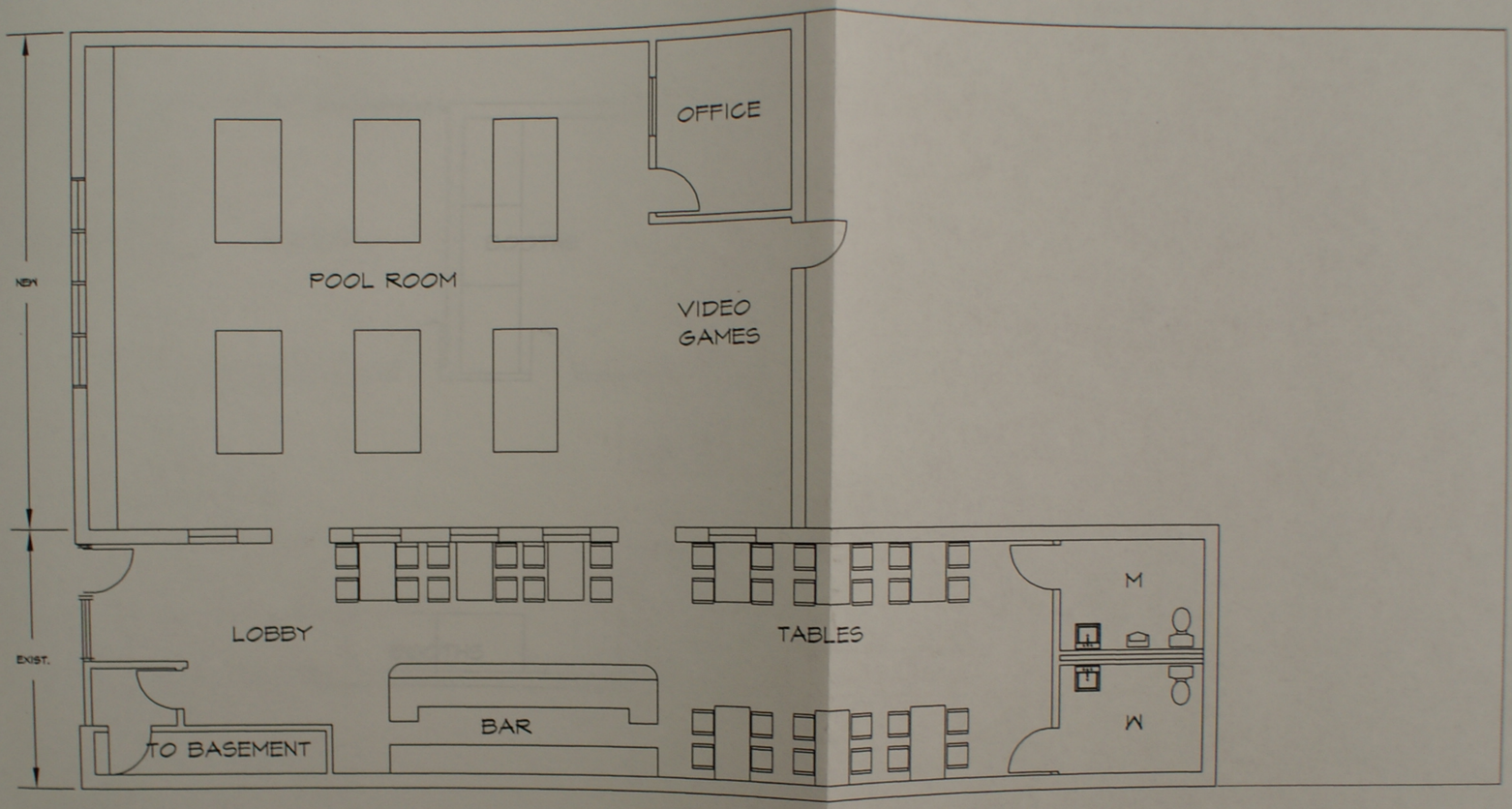
SCHEME 2 B

STAR LODGE #18
STREET
IL
SCHEME 2 B



FLOOR PLAN
1" = 8'-0"

ROSE & TAYLOR BARBER & BEAUTY SHOP
206 N. FIRST STREET
CHAMPAIGN, IL
12/18/95



FLOOR PLAN

1" = 8'-0"

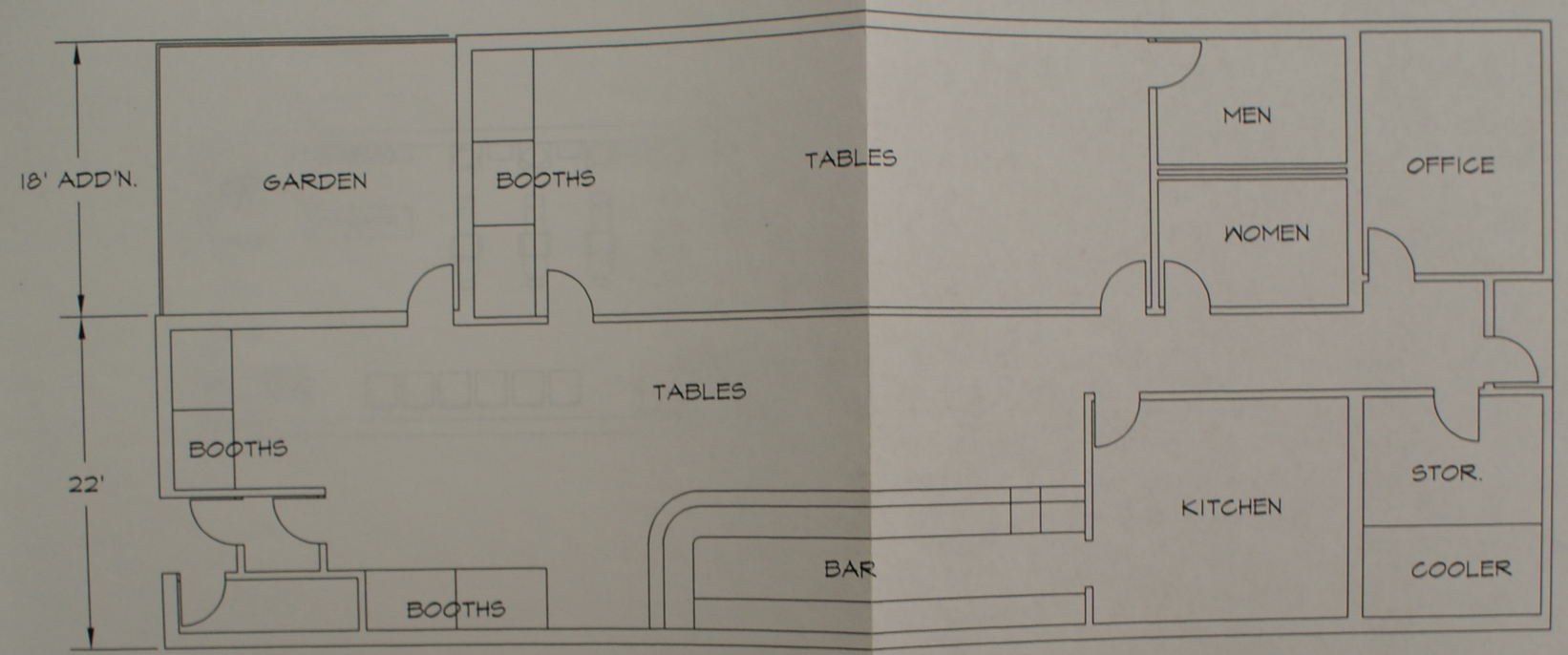
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BRIGG'S POOL HALL

122 N. FIRST STREET
CHAMPAIGN, IL

12/8/95



FLOOR PLAN

1" = 8'-0"

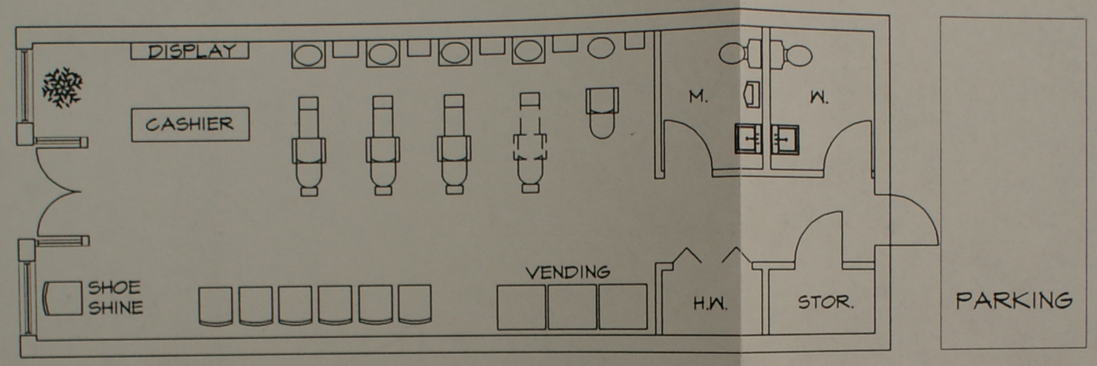
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JACKSON'S CAFE

116 N. FIRST STREET
CHAMPAIGN, IL.

12/8/95



FLOOR PLAN

1" = 8'-0"

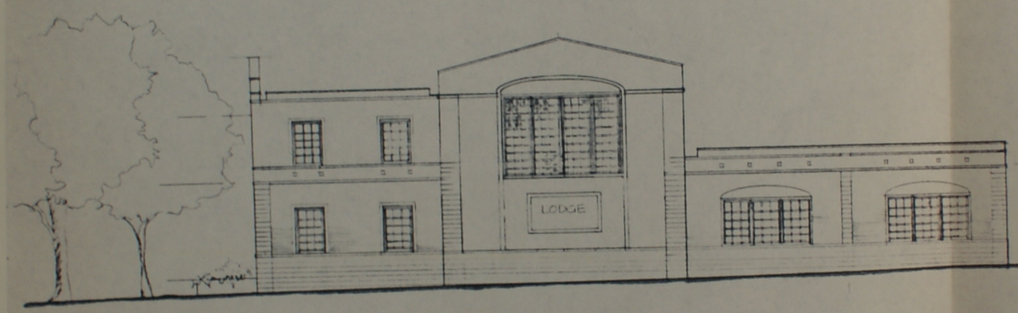
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JAMIE FAULKNER
BANKS BARBER SHOP

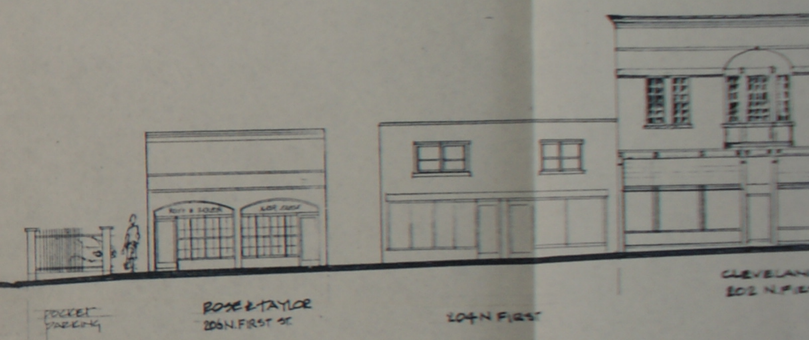
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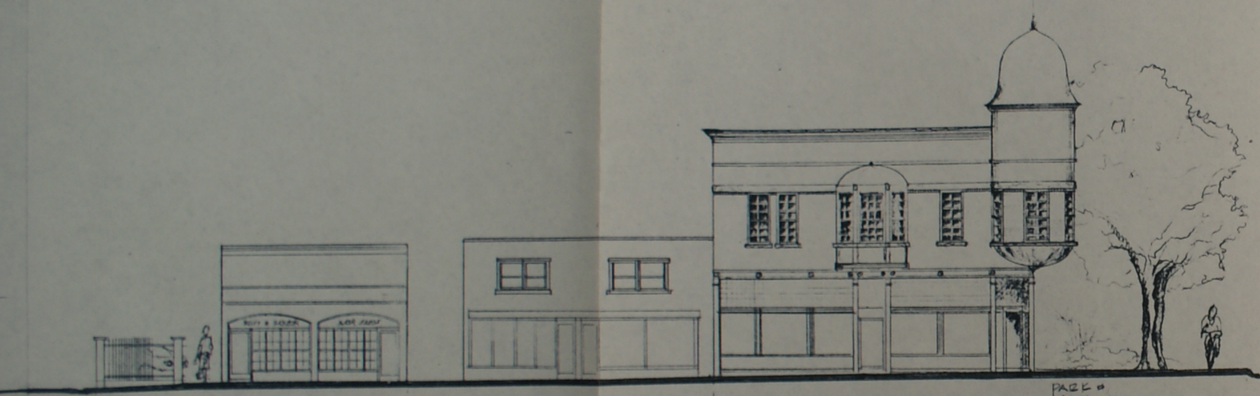
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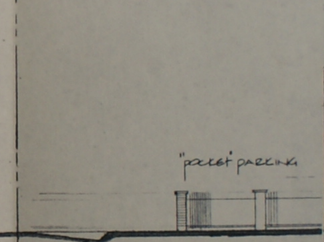


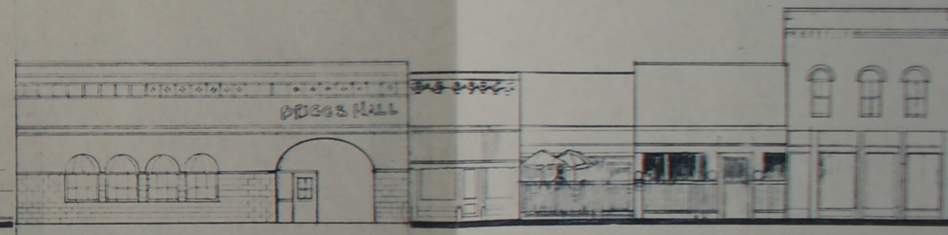
LONE STAR LODGE
208 N FIRST ST.

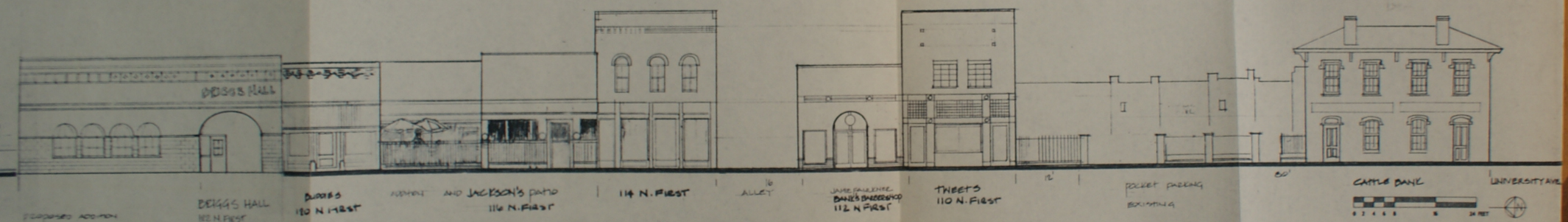
WEST ELEVATION
SCHEME 2B
12/8/95




ROSE & TAYLOR
208 N. FIRST ST.
204 N FIRST
CLEVELAND JEFFERSON
202 N. FIRST
PAVED GREENWAY


"pocket parking"
℄ PARK STREET ST.S


BRIGGS HALL
BRIGGS HALL
122 N. FIRST
BRIGGS
120 N. 1ST
JACKSON'S PATIO
116 N. FIRST
114 N. FIRST


BRIGGS HALL
PROPOSED ADDITION
BRIGGS HALL
102 N. FIRST
BUDDIES
120 N. FIRST
AWNING
AND
JACKSON'S PATIO
116 N. FIRST
114 N. FIRST
16'
ALLEY
JANE FAULKNER
BANK'S BACKDOOR
112 N FIRST
THEETS
110 N. FIRST
12'
POCKET PARKING
EXISTING
80'
CATTLE BANK
UNIVERSITY AVE.
0 2 4 8 16 24 FEET

The North First Street Redevelopment Project

A Commercial Revitalization Initiative

Project Coordinators' Final Report

Dennis L. McConaha
William V. Cork

McConaha & Cork Project Coordinators

January 31, 1996

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1 Introduction

Problem Statement

Blighted infrastructure and chronically vacant properties present a formidable obstacle to strong economic growth for the merchants of Champaign's North First Street business district. For the past several years City officials and concerned citizens have tried to address this problem by formulating alternatives for an economic revitalization initiative. After making significant initial progress these efforts reached a point where further progress required outside technical assistance. The City contracted with a project coordination team to study the problem and work with business and property owners, City Staff, and community leaders to (1) recommend appropriate City funding levels for the project, (2) provide business and property owners with technical assistance in preparing facility rehabilitation and business plans, and (3) prepare a report of technical findings, analysis, and recommendations that may be used by the City as the basis for an overall North First Street redevelopment plan.

Background

The North First Street business district a long and rich history. During the early part of this century, the North First Street district provided a home to businesses that supported the railroad industry as well as adjacent residential neighborhoods. Later, this business district evolved into a vibrant commercial and entertainment district serving a primarily African-American market. However, due to the passage of time and lack of investment in infrastructure, North First Street is now blighted with obsolete structures and vacant lots. For several years, citizens and City officials have been engaged in a comprehensive revitalization effort to restore the business district's economic value while preserving its social value to the community.

To formally define the problem area, the City of Champaign designated boundaries for a special North First Street Redevelopment Project area (referred to in this report as "North First Street," or "NFS"). This area is bounded on the south by University Avenue, on the west by the Illinois Central Railroad right-of-way, and on the north by Washington Street. The eastern boundary of the project area encompasses 23 properties that enjoy frontage on University Avenue, First Street, Park Street, Church Street, Hill Street, and Washington Street (see Figure 1). Most of the NFS redevelopment area is also located within the East University Avenue Tax Increment Financing (TIF) District (but the 300 and 400 blocks are outside the TIF district). This TIF district was established to provide financing assistance to a portion of the near-east side of Champaign that is faced with infrastructure problems similar to those of NFS.

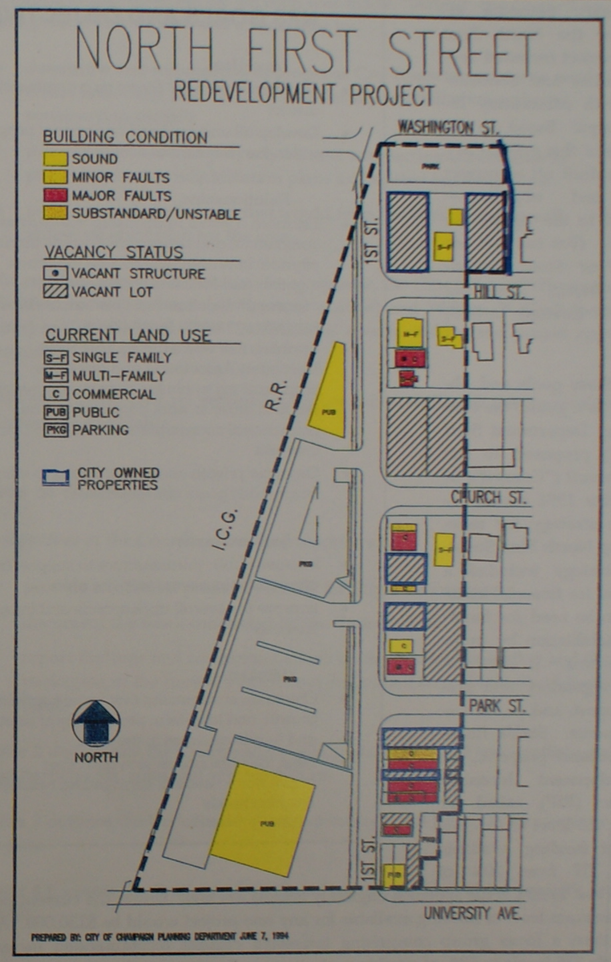


Figure 1. NFS Redevelopment Area Map.

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During the early part
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age of time and lack
with obsolete struc-
s have been engaged
s district's economic

esignated boundaries
ed to in this report as
south by University
, and on the north by
ompasses 23 proper-
Street, Church Street,
NFS redevelopment
ment Financing (TIF)
This TIF district was
ar-east side of Cham-
f NFS.



Figure 1. NFS Redevelopment Area Map.

Thomas Papers - CO+H - ICPCI - N1st Redevelopment Records 1996

Appendix D lists a strategy and City action for each property in the redevelopment area, along with the estimated City TIF dollars and participating bank loan dollars needed for the real estate project and associated business loans. Estimated future City redevelopment costs at 30% TIF funding levels also are included. Appendix D is intended for use in conjunction with the property strategies described below.

It is recommended that the City use as a guide the following property-by-property redevelopment strategy, outlined below by property parcel ID number and address:

1. **102 E. University** — Champaign County Housing Authority (CCHA) property remains as is; may need additional parking
2. **104 E. University** — same as for #2
3. **106 E. University** — Laborers Union; future redevelopment with City acquiring lot for CCHA parking
4. **110 N. First** — McCall has Tweet's as tenant but neither has elected to participate; good rehab potential suggests that the City encourage future rehab with current or new owner
5. **112 N. First** — Peters' vacant lot; owner has expressed strong interest in building to suit for Jamie Faulkner's Banks Barber Shop proposal with an apartment on the second floor; strong prospect for 1996 redevelopment; recommend funding project at 50% level
6. **114 N. First** — McCall's vacant building; City acquires property, demolishes and clears it, and makes available for future redevelopment
7. **116 N. First** — Jacksons have proposed rehabbing existing and building addition on contiguous City property and reopening restaurant; strong prospect for 1996 redevelopment; recommend funding project at 50% level
8. **118 N. First** — City's vacant lot; grant to Jacksons for addition to business as proposed
9. **120 N. First** — Davidson's business (Buddies Bar) has undergone some recent rehab, but its status is not clear; encourage future rehab by current or new owner
10. **122 N. First** — The Briggses have proposed rehab and addition to business on contiguous City property. Strong prospect for 1996 redevelopment. Fund project at recommended 50% level.
11. **124 N. First** — City's vacant lot; grant to the Briggses for addition to business as proposed

12. **104 N. Park** — Hobbs' property on north side of Park is scheduled for City acquisition; future parking potential in 1996

13. **202 N. First** — Jefferson's vacant building has excellent facade and rehab potential if costs are not prohibitive; owner has elected not to participate to date; city should encourage future rehab with current or new owner

14. **204 N. First** — Drish's property currently houses two businesses (as well as owner's residence on second floor), but will lose Rose & Taylor; owner has expressed interest in facade and code improvement assistance; recommend funding at 50% level for those improvements and any future rehab necessary to attract new tenant in 1996

15. **204 1/2 N. First** — City vacant lot is target site for Rose & Taylor's redevelopment efforts; recommend funding project at 50% level

16. **206 N. First** — Milton's vacant building is scheduled for City acquisition and demolition, and is included in Lodge's proposed expansion and redevelopment efforts; recommend granting lot to Lodge for addition to business as proposed

17. **206 1/2 N. First** — City's vacant lot also is included in Lodge's redevelopment plan; grant property to Lodge for addition to business, as proposed

18. **208 and 210 N. First** — Lodge has proposed to demolish existing building and redevelop new, expanded building and business operation; existing building currently houses Lodge and Banks Barber Shop; recommend funding project at 50% level with a not-to-exceed level due to magnitude of project; will require equity contribution by Lodge (or a reduction in project scale) to make up shortfall on TIF funding

19. **103 E. Church** — recommend Stovall's residential property to remain as-is.

20. **102 E. Church** — Wojnar's vacant lot is scheduled for City acquisition and is a likely candidate for 1996 redevelopment that includes the Urban League; property is outside the TIF district; recommend aggressive effort to attract the Urban League; strong prospect for redevelopment in 1996

21. **306 N. First** — McCall's property is scheduled for acquisition and demolition by the City; will be available for redevelopment as part of Urban League and Hambrick initiative; strong prospect for 1996 redevelopment

22. **306 1/2 N. First** — McCall's property; same as for #21

23. **308 N. First** — Hambrick's property has undergone extensive rehabilitation; requires no future action other than remediation of the contiguous blighted property to fully enjoy its considerable value-appreciation potential.

6 The North First Street Business Association (NFSBA)

Introduction

The NFSBA, described briefly in Chapter 2, will be a critical element in the long-term success of the North First Street Redevelopment Project. The Association's central goal is to help individual members work with each other to advance the interests of their businesses, the Association, and the community at large. This cooperative spirit has been demonstrated in the Association's progress in support of the business planning and overall redevelopment effort to date. However, the short-term goals of motivating the membership's cooperation in the redevelopment effort must evolve into a long-term commitment to continue individual business and personal development, membership expansion, marketing and promotion, small business advocacy, and community involvement. When the NFSBA firmly commits to these long-term goals, its future success as an organization — and the success of the business district — will be achievable.

History of NFSBA

Over the past several years, business and property owners on North First Street have been encouraged to participate in the redevelopment initiative. In February 1993 the Champaign City Council directed Staff to begin work on a comprehensive revitalization plan for North First Street (Report to City Council, From Steve Carter, Subj: North First Street Redevelopment Strategies (June 10, 1994). In June 1993, Staff established a focus group to spearhead planning and outreach. The group comprised several NFS property owners, business owners, church leaders, minority community advocates, and officials from local lending institutions.

By mid-1994 Staff had prepared draft planning goals and objectives for the redevelopment area and began working independently with business owners to implement these objectives. In a November 1994 Report to City Council, Staff recommended that the Council move forward with these goals and objectives. However, it became apparent that substantial City financial assistance would be needed to complete the project. In addition, technical assistance would be needed to help business and property owners in the preparation of business plans and with the acquisition of private financing. To meet this need, the NFS Coordinators and Facilitator were hired, and the North First Street Business Association (NFSBA) was formed in June 1995.

Role of the NFSBA and Policy Recommendations Made to Date

Throughout the past several years, business and property owners have been encouraged to participate in the NFS redevelopment effort. As of June 1995, however, the Coordinators, Facilitator, and Association Members have personally contacted virtually every member of the NFS redevelopment area to encourage their participation both in the redevelopment effort and the Association. The majority of the contacts, personal meetings, and phone calls have been documented in a database maintained by the Coordinators and in minutes of the NFSBA meetings.

In addition to NFSBA's role in continuing to generate interest in the project, the Association has drafted proposals for security, marketing, maintenance, and vacant lot disposition policy (*Final Preliminary Policies Addressing Security, Marketing and Maintenance*, memo from John Lee Johnson to NFSBA [October 13, 1995]). The following sections outline these draft policies.

Security Plan

The NFSBA recognizes that the commercial district has experienced safety and security problems in the past. In an effort to improve the situation, the NFSBA has adopted a preliminary business security policy, as summarized below.

Posting and Maintenance of Customer Information Signs

The NFSBA membership agrees to post and maintain customer information signs in conspicuous places and in full view of business patrons. Signs should include, as appropriate, information on dress code policy, parking lot usage, business-specific rules, public loitering policy, littering policy, and regulations on alcohol consumption outside liquor-serving establishments

Individual Business Security Policy

- The NFSBA membership agrees to establish an operational Business Security Plan (BSP). Establishments that serve liquor will be required by the NFSBA to establish this plan as a condition of membership. The plan must be submitted for review and comment by the Champaign Police Department.
- The BSP must contain a patron/crowd management action plan that discusses a plan of action for dealing with access by minors, fights, weapon possession, shootings, medical emergencies, controlling ingress and egress to the establishment, drug possession, and gang activity.

- NFSBA membership agrees to establish a uniform policy banning criminal offenders. Information about an offender in one establishment will be shared with the other business owners.
- Security employees within the NFS businesses will wear easily recognizable common identification.
- All BSPs must be submitted to the NFSBA membership for consideration and approval.

Marketing Plan

Because the NFSBA and economic redevelopment in the North First Street district are still in the earliest stages, a common marketing plan is still under development. At this point the NFSBA has adopted a general set of guiding policies that will begin to shape the common promotional interests of businesses within the redevelopment area. These polices include the following:

- The NFSBA agrees to use the business marketing theme of "North First Street First!" in all marketing and promotional activities.
- The NFSBA agrees to retain a professional consultant to develop a marketing plan for the North First Street area if required.
- The membership agrees to share the cost for all common marketing activities.
- The membership shall meet quarterly to review marketing strategies, to plan and schedule activities deemed appropriate to the marketing interests of the area.

Maintenance Plan

The NFSBA adopted a preliminary set of district-wide maintenance policies in an effort to present an attractive, clean, and business-friendly environment. The NFSBA recognizes the importance of property maintenance to the economic health of the NFS area and the community at large. The following is a summary of the maintenance policies adopted by the NFSBA to date.

External Maintenance

- To maintain public sidewalks in the front and adjacent common areas of the business. To keep sidewalks free of debris, cigarette butts, and other trash.

- To inspect alleyways and public property contiguous to the business and used by the general public. To remove waste, cans, bottles, or debris from such public places to enhance the safety and appearance of business property.
- To inspect daily the curbs and gutters in the front of the business and the general vicinity to keep free of waste and debris.
- To position waste receptacles for customer throw-aways in front of or near business premises to collect waste generated there. Establish a daily pickup of receptacles.
- To maintain and keep access to individual businesses free and open during inclement weather. Adopt common snow-removal plan if required.

Parking Lot Maintenance

- Members will inspect parking area serving NFS businesses daily and remove debris and waste generated from customer use.
- Businesses will post signs in conspicuous locations within the business to inform customers of proper use of parking areas: that alcohol and food are not to be consumed in parking areas, that debris must not be left in parking areas, that car loitering is prohibited, and that violators may be refused services within member establishments.
- The membership agrees to meet when necessary to review these public maintenance polices, either as the membership may require or when requested by public officials.

Storage and Collection of Garbage

- Membership agrees that waste receptacles should be located in a common secure area of their business. Glass, paper, and aluminum cans should be recycled. Waste collection areas should be cleaned and maintained daily.
- Membership agrees that waste collection services should be purchased from a single provider *if* a single provider is determined by the membership to be cost-effective while providing the best waste management program.

Internal Maintenance

- Membership agrees to maintain property consistent with City codes, health department regulations, and good common business practices.

- Members are encouraged to establish a weekly and monthly documented preventive building maintenance schedule. The preventive maintenance schedule should include daily maintenance tasks as well as maintenance of fixtures/equipment, and building protection and maintenance.

Lot Disposition Policy

The City of Champaign currently owns four vacant lots within the redevelopment area. Up to six additional lots could be acquired and cleared by the City as part of the redevelopment initiative. As one of its first policy resolutions, NFSBA recommended that current property owners and business owners be granted priority consideration for acquisition of those vacant lots to promote their own business expansion interests. In July 1995, Staff began drafting a City policy recommendation modeled on the NFSBA policy resolution. The current draft of the Staff policy recommendation (revised November 21, 1995) will be finalized by the Coordinators with final input from the NFSBA before being incorporated into the final redevelopment plan. The revised draft *Policy on the Disposition of City-Owned Lots* for the North First Street Redevelopment Project is included in Appendix F.

Coordinators' Recommendations to the NFSBA

Fully Implement Security, Maintenance, Marketing, and Lot Disposition Policies

The NFSBA should fully implement the policies discussed earlier in this Chapter.

Continue Outreach

Both the short- and long-term success of the NFS redevelopment project will, to a significant degree, depend on sustained participation by active business and property owners as well as new involvement by others affected by the project. NFSBA has an exclusive role to play in ongoing outreach to nonparticipating business and property owners in the redevelopment area. Along those same lines, NFSBA must play a dominant role in its own membership expansion, and in attracting new, complementary business interests to the district.

Facilitate an Ongoing Small Business Assistance Network

The NFSBA should take a leading role in facilitating and expanding the small business assistance network established by the Coordinators and the local providers. In addition, the Association should host workshops and speakers to aid in the continuing education of their membership.

Consider a Merger with the East Side Merchant's Association

The NFSBA, because of its small membership, should consider a merger with the East Side Merchant's Association. The fact that both of these associations are located within the same TIF district will make it advisable to coordinate investment activities. Moreover, economies of scale and other efficiencies can be gained through joint programming of efforts.

Johnson Papers: C&H-1-C8

Illinois
Center for
Citizen
Involvement

Promoting the public interest through citizen participation

44 Main Street, Suite 208 Champaign, Illinois 61820 (217) 352-6533

JUNE 1, 1998

Dorothy David, Director
Office of Neighborhood Services
City of Champaign
102 North Neil St..
Champaign, IL 61820

Dear Director David:

In my role as North First Street Facilitator, one of the issues I'm attempting to deal with is obtaining agreement on sale of properties in the project area. Although, all of the property owners or aware of the policies and guidelines regarding redevelopment and sale of property. None the less we're having difficulties in obtaining agreement from some property owners in the sale of their property in this area.

Joe Taylor, business operator at 204 North First St., seek to build a business at 122 North First St. 122 is owned by Wardell Briggs, who did not submit a plan for his business as stipulated by the city. On two occasions Mr. Taylor and myself have approached Mr. Briggs about sailing his property. He stated he was not ready to sale and when he was he would inform Mr. Taylor. The issue is clear, Mr. Briggs for whatever reason is preventing Mr. Taylor from packaging a development plan for lot 122.

We have experienced similar problems with lot 114 North First Street. This property is owned by Mr. Lee Roy MCcall, who has express a desire to do something with the property, but has yet to take action which lead me to believe he will meet this commitment.

This is also an issue with lot 116, this property is owned by Ruth and Ed Jackson. I do have a party interested in redeveloping this property. Both Ed and Ruth have been spoken to regarding a price for the property. And both Ruth and Ed have offer conflicting statements. By stating they can't reach agreement until they both agree. The results of this, are, nonthing is being done on this property.

The action of Mr. Briggs, for lot 122, in his unwillingness to sale or offer a sale price prevents Mr. Taylor from completing his plan to erect a new barber shop at this location. The Jacksons, unwillingness to reach a decision on a sale price, and their constants position it's not up to one but both. Has created a hardship for persons seeking information of the disposition of their lot. In addition, we can't package a development plan without knowing if the property is available.

1105-M

And finally, lot 114, this in one of Mr. MCcall's properties in the area. Mr. MCcall history of property management doesn't lend it self to have faith in Mr. MCcalls word.

Because of the reasons I have cited, I'm requesting that your office take action to assist me and the First Street Association in moving the sale of 122. 116 and getting a development plan for 114, as soon as possible. It is our hope that we may began construction on these properties before the fall 1998.

Please contact my office if you have any question regarding this request.

Cordially,

John Lee Johnson. North First Street Facilitator

CC: 1St. Association

INVOICE

Activity | Time | Billed

MARKETING PLAN OF ACTION
January/February, 1999

DESCRIPTION OF ACTIVITY	Week Ending DATE	PLACES OF CONTACT in Geographical Area	EXPECT TO ACCOMPLISH	ACTUAL ACCOMPLISHMENTS
1. Make contacts at least 4 Beauty Barber Shops per day.	1/29	Dorsey's Hair Flair, 408 Tremont, 61820 Women of Distinction, 408 Tremont Henry's Style Shop, 408 Tremont The Hair Hut, 1217 Redwood Dr., 61821 Melanie's Hair Design, 308 N. First, 61820 Locks of Glory, 204 N. First, 61820 Rose & Taylor, 204 N. First Sister Curls, 604 S. First, 61820 TERO'S, 111 W. Church, 61820 Shear Professionals, 111 W. Church Anointed Hands, 125 W. Church, 61820 The Upper Cut, 809 S. Neil, 61820 Tips & Toes by-Denise, 124 N. Neil, 61820	1. Expect to come in contact with at least five people not including the operatives of these businesses. To inform five people plus the operators about the program. Leave informational flyers & Poster. Spend 10 - 15 minutes at each stop. Expect to have contacted at least 65 people.	
2. Meet with Ministerial Alliance	2/5	Contact Rev. Roland Brown, President Meetings are 2/6 & 2/20	2. Speak before Ministerial Alliance get permission to speak to congregations and hold workshops in their churches.	
3. Make arrangements with at least two churches for workshops		Pilgrim Baptist Church Salem Baptist Church St. Luke C.M.E. Church Morning Star Free Will	3. Contact at least 25 people per workshop. Include people from Bank on workshop agenda. Expect at least 3 good clients	
4. Contact Social Service Org.		Dept. of Human Services (JPA), 801 N Walnut JPTA, 1008 W. University, 61801 Family Info Center, 102 W. Spmgfld, 61820 Even Start, 405 E. Clark, 61820 C-U Public Health, 710 N. Neil, 61820	4. Expect to come in contact with approximately 100 people to give information to. Distribute flyers and post Posters.	
5. Contact News Media	2/12	WEFT Sunday Morning Show, Rev Bobby West, 359-9338 Black Thought, Jamal Maatuka, 356-6274 NAACP Newsletter, C. Hogue, 356-2816	5. Get the information to people who may not listen to WBCF or who do not read the Newsgazette.	

INVOICE

Activity | Time | Billed

MARKETING PLAN OF ACTION
January/February, 1999

DESCRIPTION OF ACTIVITY	Week Ending DATE	PLACES OF CONTACT in Geographical Area	EXPECT TO ACCOMPLISH	ACTUAL ACCOMPLISHMENTS
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2. Meet with Ministerial Alliance	2/5	Contact Rev. Roland Brown, President Meetings are 2/6 & 2/20	2. Speak before Ministerial Alliance get permission to speak to congregations. and hold workshops in their churches.	
3. Make arrangements with at least two churches for workshops		Pilgrim Baptist Church Salem Baptist Church St. Luke C.M.E. Church Morning Star Free Will	3. Contact at least 25 people per workshop. Include people from Bank on workshop agenda. Expect at least 5 good clients	
4. Contact Social Service Org.		Dept. of Human Services (IPA), 801 N Walnut JPTA, 1008 W. University, 61801 Family Info Center, 102 W. Sprngfld, 61820 Even Start, 405 E. Clark, 61820 C-U Public Health, 710 N. Neil, 61820	4. Expect to come in contact with approximately 100 people to give information to. Distribute flyers and post Posters.	
5. Contact News Media	2/12	WEFT Sunday Morning Show, Rev Bobby West, 359-9338 Black Thought, Jamal Maatuka, 356-6274 NAACP Newsletter, C. Hogue, 356-2816	5. Get the information to people who may not listen to WBCP or who do not read the Newsgazette.	

		Time	Billed
3	Discussions with Ed Adrian, regarding status of prospects before City Council.		
	Discussions with Lone Star Lodge Board of Directors and High Twelve Board and members, scheduling of contract documents for Spring.		
	Meeting subtotal		

DESCRIPTION
12. News M

MARKETING PLAN OF ACTION
January/February, 1999
Continued

DESCRIPTION OF ACTIVITY	Week Ending DATE	PLACES OF CONTACT in Geographical Area	EXPECT TO ACCOMPLISH	ACTUAL ACCOMPLISHMENTS
6. Contact Social Organizations	2/12	High Twelve Club American Legion Post #559 Lone Star Lodge #18 Deborah Chapter #27 Sudan Temple # Sudan Court #19	6. Ask to set up workshops to provide as many member as possible with information on the HB Program. Also ask them to distribute Mini flyers to aquaintances.	
7. Make contact with Service Stations	2/12	BigFoot Amoco, 601 N. Neil, 61820 Clark Oil Co., 1001 Bloomingtn Rd Mobil, 507 W. University, 61801 Collins Oil, 108 W. University, 61801	7. Deliver Posters and "Take One" Flyers Expect at least 25 Calls per Service Station.	
8. Make contacts at Laundries	2/19	Suds City, 1600 N. Market, 61820 Personal N. First, 61820 W. Bradley, 61821	8. Deliver Posters and "Take One" Flyers If anyone in Laundermatt, tell them about HB Program. Expect 10-20 calls per place.	
9. Make contacts with Grocery Stores	2/19	County Market, 220 N. Broadwy Schnucks, 200 N. Vine, 61801 Save A Lot, 1508 N. Cunningham	9. Deliver Posters & "Take One" Flyers Expect to get 20-30 calls per store.	
10. Contact more Churches for work-shops	2/26	Church of Living God, 1109 N Fourth Jericho Baptist, 801 Killarney, 61801 Canaan Baptist, 402 W. Main, 61801 Sheriff's Temple, 601 E. Vine, 61820	10. Contact at least 25 people per work shop. Include people from Bank at work shop. Expect at least 5 good clients	
11. Contact Social Service Org.	2/26	Head Start, 310 W. Church, Savoy Boys & Girls Club, 210 E. Park, 61820 Douglass Rec. Cntr, 512 E. Grove, 61820	11. Provide Flyers for children to take home to their parents. Expect 10-15 calls per place.	

1	Dorothy David - propose update for Lone Star and Rose & Taylor		
2	Telephone discussions with Ed Adrian, regarding status of prospects before City Council.		
3	Discussions with Lone Star Lodge Board of Directors and High Twelve Board and members, scheduling of contract documents for Spring.		
	Meeting subtotal	8.5hrs	170.00
6/30/99	Meeting with David Johnson, Robert Van Dyke and High Twelve Board to follow-up on contract with City.	½ hr	10.00
7/6/99	Discussion with Donald Steward and Lone Star about signing date of City Agreement	½ hr	10.00

MARKETING PLAN OF ACTION
January/February, 1999
Continued

DESCRIPTION OF ACTIVITY	Week Ending DATE	PLACES OF CONTACT in Geographical Area	EXPECT TO ACCOMPLISH	ACTUAL ACCOMPLISHMENTS
12. News Media	2/26	WCIA Community Service - Workshops WDWS Radio - Call in WBCP - Rev. Shelby - Workshops	12. Send work shop information to the Community calendar to announce. Call WDWS during Penny for your thoughts & give HB information. Rev. Shelby will continue to advertise the work shops for me.	



122 N. First St.
Vacant Bldg.
Georgia &
Wardell Briggs
46-21-07-304-002

120 N. First St.
Vacant Bldg.
Clarence &
Nada Davidson
46-21-07-304-003

118 N. First St.
Vacant Lot
City Clerk
46-21-07-304-004

116 N. First St.
Vacant Bldg.
L. C. Jackson
46-21-07-304-005

114 N. First St.
Vacant Bldg.
Lee R. McCall Sr.
46-21-07-304-006

112 N. First St.
Vacant Lot
Larry Peters
46-21-07-304-007

110 N. First St.
Vacant Bldg.
Lee R. McCall S
46-21-07-304-(



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-21-07-302-002

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124 N. First St.
Vacant Lot
City Clerk
46-21-07-304-001

122 N. First St.
Vacant Bldg.
Georgia &
Wardell Briggs
46-21-07-304-002

120 N. First St.
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112 N. First St.
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Larry Peters
46-21-07-304-007

110 N. First St.
Vacant Bldg.
Lee R. McCall S
46-21-07-304-(

5/18/92 T/F business
mtg.

Name	Tel	Address
Don "Master D" Mercy	893-9244	
Connie Jones	328-1703	
Bonnie Jones	328-1703	
Nathaniel M. Shabazz	(317)357-1330	
Bo Phillips Dodson	359-6706	
Ben Elton Coy, Sr.	356-7379	
Vern Barkstale	356-1364	
Ira Lee McGhee	356-1048	
Terry T	356-6088	
Uriel Cohen	351-7060	
Chuck Henry	610 Irvine Ct.	

Assoc. Records (1992-5)

NOTICE OF PLANNING MTG. NORTH FIRST ST. DEVELOPMENT

DATE: JUNE 14, 1994

TIME: 6:30 P. M.

FROM: JOHN LEE

PLACE: LONE START LODGE NO. 18/ 208 NORTH FIRST STREET

AGENDA:

A. UPDATE ON WHERE PEOPLE ARE?

B. STAFF REPORT TO CITY COUNCIL ON 6/14/94

C. UPDATE ON FINANCIAL STRATEGY-PLAN FOR THE REDEVELOPMENT OF THE AREA

This meeting is essential to all who are concern with the redevelopment of the North Frst Street Area.

Its important to note that, two of the major obstacles facing the development strategy of North First, are coming to close, the finance and the development scheme for the area.

The third and perhaps the most important component for the area, business plans for each business are still not completed by all concerned.

This meeting we shall review where we are, and where we ought to be.



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June 28th 1995
1st Business Mtg.
7:30 pm. 17 Taylor St.
Champaign, IL

Names	Mailing
John Lee	44 E. Main c 61801
Robert Hambrick	308 N. First St.
Carina Hambrick	308 N. First St.
Joe L. Taylor	Rose & Taylor 204 N. 1st C
Margaret Wardsco Briggs	121 N First C
John Saveno	
Bob Mann	Champaign County RPC
Bill Cork	McConnaha & Cork - NFS Proj. Coord.
Ruth Jackson	Jackson Rest. 116 N First St.

Illinois

July 12, 1995

1st Business Association Mtg.

17 Taylor Street

Names	Address
John Lee Johnson	44 E. Main St Rm 208
Ruth Jackson	116 N First St C
Joe L. Taylor	ROSE + TAYLOR 204 N. 1st C
Georgia Biggs	122 N 15th St C
Bill Cook	Coordinator DFS Redev
Carina Hambrick	
Representing Robert Hambrick	308 N. 1st. C

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e do a greater

biggest value. So
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hat supports our
uld produce
ment from within

ndividual business
small business
he retired
usiness plan.

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your loan does
g to banks until
ject a reality.
nterprises in our
easons. Some
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g device was

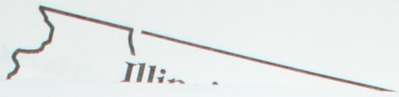
Elease Milton,
hority, Larry
ess owner at 210

n scheduled for

July 19 1995
1st Association mtg.

Name Address Del.

John Lee Johnson
James H. Jones
Ruth Jackson Jackson Rest. 116 N First St
Eddie Jackson " " " "
Georgia Briggs 122 N First St "Post Mail"
Pearl Jones 308 " " Health Unit
Bill Cork NFS COORDINATOR
Lela Simmons
Robert Peters
Lee McCaleb
Elease Milton
Joe & Kay ROSE & JAY 204 N. 1st



NORTH FIRST STREET BUSINESSES ASSOCIATION
PURPOSE AND PRINCIPALS OF The ASSOCIATION
June 21, 1995

Purpose: The purpose of this **Association** are to further the interest of its members, in the First Three Hundred (300)blocks of North First Street and the surrounding community. The Association pledges to work independently or collectively for the common good of each business and the general area.

Collaborative Agreement

The membership agrees, that, the actions of all members shall serve to advance the interest of the Association and the northeast community. To work in good faith with each other in support of each members efforts to redevelop their business, and achieve the redevelopment goals for the area.

Association shall abide by the Plans and Policies set forth for the area by the City and CDC

The Association, working through its members shall conduct their business planning, and other affairs, in accordance with mutually agreed upon guidelines set forth by the Association, the City and the lending community. No member shall act in any manner which cause harm to other members or the redevelopment objectives.

Members Shall work to obtain Goals

Each member of the Association, pledge to fulfill the obligations placed upon their membership, and will faithfully serve to: (1). Meet

promptly and regularly, (2). Write a business plan, (3). meet the loan standards of CD.(4). Undertake the responsibilities assign to them by the city, and or the CDC. (5). To meet with the city council, community members to discuss and explain the project goals. (6). Each member shall work diligently to meet their business obligation as required by the plan and the goals for the area.

Membership Pledge to Serve Each Other

The **members** of the **Association,** pledges to work individually and collectively to meet mutually agreed upon City standards for building development or rehabilitation, in accordance with city codes or other requirements as specified by architectural plans as mutually agreed to. And to comply with those guidelines or programs designed to meet commercial loan standards as presented to them by participating lenders and the City.

Work Towards Community Goals

The **Association,** pledges to work towards the common good of its membership and the community, by addressing such issues as: (1). MINIMAL PROPERTY STANDARDS, or, standards which all properties shall be maintain during daily operations, by owners or operators in the project area. (2). **Violations,** of the Property Standards, shall be seen by the Association as a breech of trust, and the violator(s) may be subject to a fine for each day of the violation, find not more then Fifty Dollars($50.00) per day. (3) The members shall work with law enforcement agencies, security firms and local government departments to establish a written uniform(**CUSTOMER SAFETY POLICY**) for each business in the redevelopment area. (4). The

Wardell & Georgia Briggs
1205 N. Hickory
Champaign, IL 61820
Mr. and Mrs. Briggs

Ms. Jean Drish
204 N. First St.
Champaign, IL 61820
Ms. Drish

Mr. Cleveland Jefferson
P. O. Box 931
Champaign, IL 61824
Mr. Jefferson

Ms. Ruth Jackson
1404 N. Romine
Urbana, IL 61801
Ms. Jackson

Mr. Robert E. Hambrick
P. O. Box 6146
Champaign, IL 61821-6146
Mr. Hambrick

Mr. Lee Roy McCall, Sr.
1302 1/2 W. Dublin St.
Urbana, IL 61801
Mr. McCall

Mr. Larry L. Peters
114 E. University
Champaign, IL 61820
Mr. Peters

Mr. Clarence J. Davidson
120 N. First Street
Champaign, IL 61820
Mr. Davidson

Lone Star Lodge
P. O. Box 811
Champaign, IL 61820-0811
Sir

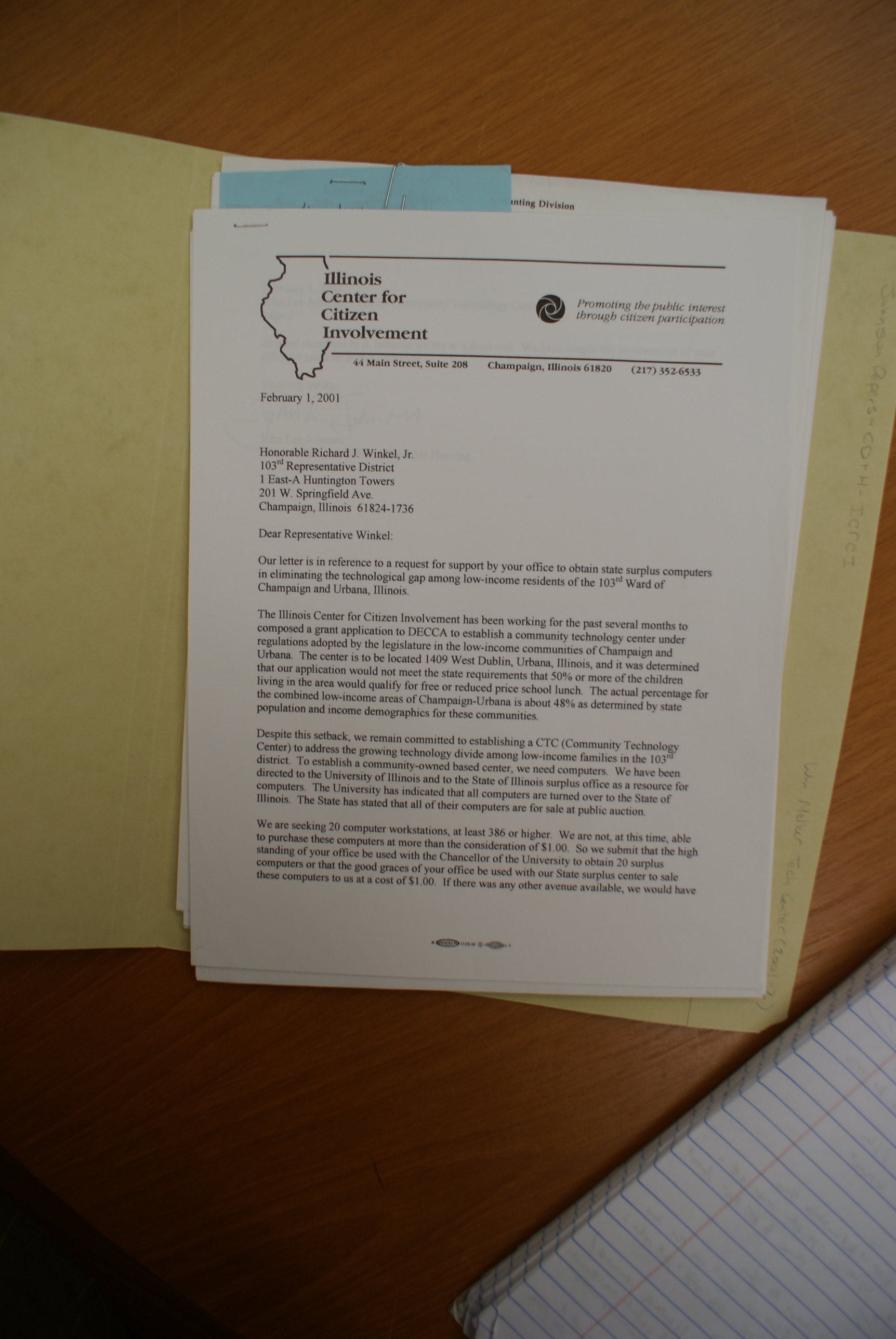
Ms. Elease Milton
1216 N. Sixth St.
Champaign, IL 61820
Ms. Milton

Mr. Eddie Jackson
1303 W. Eads
Urbana, IL 61801
Mr. Jackson

Mr. Freddie Gordon
109 East Church
Champaign, IL 61820
Mr. Gordon

Labors Int. Union No. 703
108 Anthony Drive
Urbana, IL 61801
Labors Int. Union

Marilyn Wojnar
212 E. University Avenue
Champaign, IL 61820
Mrs. Wojnar



...nting Division

Illinois
Center for
Citizen
Involvement

Promoting the public interest through citizen participation

44 Main Street, Suite 208 Champaign, Illinois 61820 (217) 352-6533

February 1, 2001

Honorable Richard J. Winkel, Jr.
103rd Representative District
1 East-A Huntington Towers
201 W. Springfield Ave.
Champaign, Illinois 61824-1736

Dear Representative Winkel:

Our letter is in reference to a request for support by your office to obtain state surplus computers in eliminating the technological gap among low-income residents of the 103rd Ward of Champaign and Urbana, Illinois.

The Illinois Center for Citizen Involvement has been working for the past several months to composed a grant application to DECCA to establish a community technology center under regulations adopted by the legislature in the low-income communities of Champaign and Urbana. The center is to be located 1409 West Dublin, Urbana, Illinois, and it was determined that our application would not meet the state requirements that 50% or more of the children living in the area would qualify for free or reduced price school lunch. The actual percentage for the combined low-income areas of Champaign-Urbana is about 48% as determined by state population and income demographics for these communities.

Despite this setback, we remain committed to establishing a CTC (Community Technology Center) to address the growing technology divide among low-income families in the 103rd district. To establish a community-owned based center, we need computers. We have been directed to the University of Illinois and to the State of Illinois surplus office as a resource for computers. The University has indicated that all computers are turned over to the State of Illinois. The State has stated that all of their computers are for sale at public auction.

We are seeking 20 computer workstations, at least 386 or higher. We are not, at this time, able to purchase these computers at more than the consideration of $1.00. So we submit that the high standing of your office be used with the Chancellor of the University to obtain 20 surplus computers or that the good graces of your office be used with our State surplus center to sale these computers to us at a cost of $1.00. If there was any other avenue available, we would have

Thursday

...nting Division
...enry Administration Building

February 1, 2001
John Lee Johnson – ICFCI Community Technology Center
Page 2

directed ourselves to it, because we are at a dead end. We have sought the involvement of your office to assist us in this endeavor.

Sincerely yours,

John L. Johnson

John Lee Johnson
Project Manager, ICFCI Affordable Housing

JLJ/rra

Next Thursday
7Feb22 1:00p.m.
at Wavehouse located 1707 So.
Orchard
South From Florida
to Stoplight
Turn South 1st
Big Brick - Horticulture
Nera Metal
Horticulture
Field Lab
Annex
Bldg for Warehouse
Warn paintin
Inventory Change Custodians -
10-12 - and 1-4 p.m.

unting Division

enry Administration Building 217 244-1378
outh Wright Street
a, IL 61801

February 12, 2001

coordinate the donation of twenty surplus
ement.

s for the selection and transfer of these computer

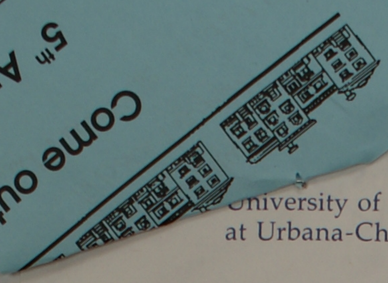
Sincerely,

Paul Walters

Paul Walters
Manager of Property Accounting

C: V. G. Oyer
Dick Elliott

Johnson Peters - CD + H - Iccci



University of Illinois
at Urbana-Champaign

Accounting Division
263 Henry Administration Building
506 South Wright Street
Urbana, IL 61801
217 244-1378

February 12, 2001

John Lee Johnson
Project Manager
ICFCI Affordable Housing
44 Main Street, Suite 208
Champaign, Illinois 61820

Dear Mr. Johnson,

We have received permission from the State of Illinois to coordinate the donation of twenty surplus computer systems to the Illinois Center for Citizen Involvement.

Please contact me at 333-0786 to make arrangements for the selection and transfer of these computer systems.

Sincerely,

Paul Walters

Paul Walters
Manager of Property Accounting

C: V. G. Oyer
Dick Elliott

Draft

William A. Melker Fellowship Community Technology Center

RFP prepared for Fiscal Year 2001 to
Department of Commerce and Community Affairs
Bureau of Technology and Industrial Competitiveness

CITY OF CHAMPAIGN
CDBG/HOME PROGRAMS
Housing or Capital Improvement Activity
FY 2001-2002 GRANT APPLICATION FORM

This application should be used for agencies requesting funding to carry out housing or capital improvement activities. Funding awarded through this application process is intended for use between July 1, 2001 and June 30, 2002. To be considered for funding, applications must be submitted by **4:00 p.m., Wednesday, January 24, 2001** to the Neighborhood Services Department, 102 N. Neil Street, Champaign. Questions about the application should be directed to Mary Ellen Wuellner or Kerri Forsyth, City of Champaign, Neighborhood Services Department, (217) 351-4427.

Please complete all information as completely and concisely as possible in the space provided.

PROJECT TITLE: William A. Melker Community Technology Center

AMOUNT REQUESTED: $20,000

DURATION OF PROGRAM: **FROM** July 2001 **TO** August 2002

PROGRAM IS: ☐ **New Program** ☐ **Continuation of Existing Program (Year Started: _____)**

APPLICANT ORGANIZATION: **Illinois Center for Center Involvement**

ORGANIZATION'S LEGAL NAME: **Illinois Center for Citizen Involvement**

ADDRESS: **44 E. Main Street**
Room 208, Champaign, IL 61820

PHONE: **(217) 392-6533**

CONTACT PERSON: **John Lee Johnson**

FED. I.D. #: **36-307-3918**

TYPE OF APPLICANT: ___ Unit of Government ___ Public Non-Profit X Private Non-Profit

---

Completed applications should be returned to:

City of Champaign
Neighborhood Services Department
102 North Neil Street
Champaign, Illinois 61820

Deadline for submission of the application is 4:00 p.m., Wednesday, January 24, 2001
No late applications will be accepted

Draft

n A. Melker Fellowship Community Technology Center

Housing or Capital Improvement Activity
FY 2001-2002 GRANT APPLICATION FORM

National Objectives:

The Community Development Block Grant (CDBG) program is designed to assist communities carry out their housing and neighborhood improvement objectives. In addition, activities undertaken with CDBG funds must meet one of the following national objectives:

- Benefit low and moderate income persons
- Aid in the prevention or elimination of slum and blight
- Meet other urgent needs that pose an immediate threat to the health and welfare of the community (disaster relief)

The HOME Investment Partnerships (HOME) program is intended to increase affordable housing opportunities, particularly for low-income persons. Specific purposes of the HOME program include:

- Expand the supply of decent, affordable housing, and strengthen the ability of state/local government to implement strategies that expand the affordable housing supply
- Provide technical and financial assistance to HOME recipients, including the development of model programs for affordable housing
- Expand and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing

Local Funding Priorities:

Under direction of the City Council and the Neighborhood Services Advisory Board, the City of Champaign has established the following priorities for the use of its CDBG/HOME funding, as identified in the Consolidated Plan. Housing/capital improvement proposals that support one or more of the following strategies will receive priority consideration for funding under the CDBG/HOME programs for FY 2001/02.

- Improve the quality of the housing stock and preserve affordable housing for low- and moderate-income owner-occupied households, with assistance targeted to restoration/ preservation neighborhoods
- Expand the supply of affordable rental units
- Expand affordable housing opportunities through new construction
- Provide funding to non-profit agencies and CHDOs to expand affordable housing
- Support the Housing Authority's efforts to expand and improve affordable housing
- Provide homeownership opportunities, and assist lower-income homeowners maintain their homes
- Enhance the appearance and livability of low-income neighborhoods, targeting the restoration and preservation neighborhoods designated within the Neighborhood Wellness Plan
- Develop public facilities to meet identified needs in the community
- Encourage residents to take an active role in improving their neighborhoods
- Encourage the creation and retention of day care slots appropriate to the community need at present

Review Process:

All completed applications submitted before the deadline will be reviewed and evaluated by Neighborhood Services staff. The screening and review process is designed to ensure that the City's limited amount of CDBG/HOME funding is allocated to proposals that demonstrate the need for financial assistance, an ability to carry out a well-designed project, and a method for measuring program effectiveness. In its recommendations to the Advisory Board and City Council, staff will also take into account past performance of the applicant. Proposal awards are subject to available funding. The Champaign City Council makes the final determination of grant awards and the amount of funding awarded.

Draft

1. Fully describe the activity for which you are requesting funds: (Attach additional sheets if necessary)

Refurbish and upgrade to handicap accessibility the facility at 1407 W. Dublin as a community technology center. The center will service 250 adults and 150 youth in basic computer usage skills for Windows MS-Office and the Internet. The lease will also be accommodated within the approval of the requested funds.

2. How does this project address one of the local funding priorities identified for inclusion in the City of Champaign Consolidated Plan for 2000-2004? (See previous page for funding priorities)

Develop public facilities to meet identifiable needs of the community and encourage residents to take an active role in improving their neighborhood through computer training and access to technology.

3. Identify which of the following national objectives this project will address:

- ☒ Assistance to Low/Moderate Income Persons
- ☐ Prevention/Elimination of Slum or Blight Conditions
- ☐ Urgent Need (i.e., Disaster Relief)
- ☐ Expansion of Supply of Decent/Affordable Housing for Low-Income Residents

4. Explain how the proposed project addresses the objective listed above:

This project is targeted to households at 80% MFI in Champaign with a purpose of eliminating the growing digital divide (gap) that exists among our low-income and poor citizens in computer technology use and access as compared with that of non-poor households.

5. Explain how you will measure the project's effectiveness at meeting this objective:

1. Enroll 125 adults from Champaign with 75 youth in a one year computer training program.
2. Obtain second year funding from private sector.
3. Give 250 adults certificates for course completion, and 150 youth certificates for course completion.

6. Estimate the number of persons/households that will benefit from implementation of this project:

200 Persons/Households (circle one)

7. Estimate the number of persons/households served who will be extremely low, low, and moderate income:

(Undertermined)	Extremely low (<30% MFI)
_____	Low (31-50% MFI)
100%, 0-80% MFI	Moderate (51-80% MFI)

Draft

8. Percentage of persons/households served who will be City of Champaign residents: 50%

9. Indicate other significant characteristics of the population to be served (i.e., elderly, disabled, persons with AIDS, etc.):

Single parent households;
Citizens and persons transitioning from Public Aid;
Residents of public housing;
Underemployed and unemployed persons and middle/high school youth.

10. Environmental Factors:

(a) Is the project located in a floodplain or wetland area? No.

(b) Will the project replace an existing structure or involve new construction? Please explain.

No.

(c) Will the project substantially increase the capacity of an existing facility? Please explain.

No.

11. Interagency Collaboration: Identify any other agencies that are involved in your project and briefly describe the extent of their involvement. Include the agency name, address, phone, and contact person.

City of Urbana, CDBG funding request for $20,000.

12. Please describe the effect on the proposed project if the City of Champaign grant is not awarded during this fiscal period (i.e. unable to complete due to lack of funding; construction delayed; other resources utilized; etc).

These services would not be available to Champaign residents through this project.

13. Could your project be funded with one grant over multiple years, or would the entire grant be needed in the first year?

__X__ Multi-year _____ One year

Draft

14. Summary of Grant Request:

	PROJECT COSTS $	AGENCY ADMIN (20% MAX) $	TOTAL $	CITY OF CHAMPAIGN REQUEST $
1. SALARIES	15,000	300	15,300	
2. FRINGE BENEFITS				
3. SUPPLIES				
4. CONTRACTUAL	6,000		6,000	6,000
5. CAPITAL EQUIPMENT	5,000		5,000	5,000
6. CONSTRUCTION/REHAB	5,000		5,000	5,000
7. OTHER (SPECIFY)	4,000		4,000	4,000
TOTALS	29,000	300	30,300	20,000

15. Please provide a line item budget detailing the proposed use of funds. For example, if funds are to be used for rehab expenses, please provide a detailed budget of all rehab work items and their individual costs and identify how the City's funds will be utilized within that budget.

16. Revenue Detail (list all sources of revenue for the project/activity):

REVENUE SOURCE	CURRENT FISCAL YEAR	FISCAL YEAR FOR WHICH FUNDS ARE REQUESTED
CITY OF CHAMPAIGN FUNDS	**20,000**	**2001-2002**
FEES AND CHARGES		0
PRIVATE DONATIONS	University 20 Computers	2001-Ongoing
OTHER GRANTS (SPECIFY)		0
Requested from Urbana CDBG	20,000	2001-2002 20,000
TOTAL		20,000

Draft

AGENCY CERTIFICATIONS

The following certifications apply to all recipients of Community Service Grant funds. Funding will be denied if your organization is unable to comply with program requirements as established by the City of Champaign and the U.S. Department of Housing and Urban Development. A signature is required on the following page.

THE APPLICANT HEREBY AGREES THAT:

A. The figures, facts, and representations made in this application, including all exhibits and attachments, are true and correct to the best of the applicant's knowledge.

B. The filing of this application has been authorized by the governing board of the applicant.

C. The applicant will conduct its operation in accordance with the following requirements:

1. Refrain from discrimination against any project participant, applicant, or employee because of race, color, religion, sex, national origin, familial status, age, political beliefs or affiliations, or handicaps, and comply with the Equal Employment Opportunity (EEO) clause required in all federally funded contracts.

2. Comply with Section 3 requirements for providing opportunities to low income residents for training and employment opportunities to local business concerns for contract awards in connection with the subrecipient's project.

3. Provide the City with quarterly progress reports of activities funded. Such reports will include performance measures of the activity services and results, participant data, and contract/award/contractor information.

4. Maintain records to verify information regarding persons or households that participate or benefit from the grant funded activity: including income, racial/ethnic group, gender of the head of household, and residence.

5. For programs funded with Community Development Block Grant funds, demonstrate compliance with federal standards for financial management systems and source documentation, and disburse funds in accordance with Uniform Administrative Requirements of OMB Circular A-110 (non-profits), which govern financial management systems, project monitoring, property management, and procurement.

6. For programs funded with Community Development Block Grant funds, keep books and records in accordance with cost principles of OMB Circular A-122 (non-profits) and requirements of A-110.

7. Retain financial records, supporting documents, statistical records, and other records pertinent to the project funded and make them available to the City, the U.S. Department of Housing and Urban Development, or their designated representatives for a period of three years.

8. Agencies receiving a total grant of $5,000 or more must provide the City, at the close of the City's fiscal year or upon termination of the agency, whichever comes first, with an independent audit of all expenditures of these funds for the preceding year.

9. If the grant authorized is less than $5,000, the applicant agrees to provide a financial audit specified by the City.

Draft

10. Maintain time distribution records for all employees working on the funded program.

11. Agency may not use any funds received from the City of Champaign for lobbying purposes. No employees of the funded program may be engaged in lobbying activities at any level of government for any purpose. No employees of the funded agency, serving in their capacity as a representative of the agency, may be engaged in lobbying activities.

12. Agency must be a drug-free workplace as defined by the Illinois Drug Free Workplace Act.

D. Comply with contractual requirements as set forth by the City of Champaign for CDBG projects to include, but not limited to, the following:

1. Payment of the grant only as a reimbursement of costs incurred, less retainage for compliance with audit requirements and a demonstrated proportion of service to Champaign residents.

2. Maintenance of a cash receipt/disbursement journal and a CDBG cash control register.

3. Submission of either an Affirmative Action Plan or an Equal Opportunity Statement.

4. Submission of an audit (if applicable).

5. Submission of copies of Letters of Incorporation and 501(c)(3) status.

6. Be subject to at least one site visit for monitoring purposes.

E. Expend funds received as a result of this application solely on the described projects.

F. Enter into and agree to operate in accordance with an agreement which sets forth the above requirements and indicates the amount of funds which the agency is to receive and the manner in which they are to be used.

G. Release and discharge, make whole, save and hold harmless the City and any officer or employee of the City against all actions, claims or demands for damages of any kind or character whatsoever, which may in any way be caused by or arise out of the agency's conduct, activities, or programs in the achievement of goals and objectives pursuant to the agreement executed by and between the City and the Agency.

I certify that, if approved for funding, _____ will be able to comply with the above noted federal requirements. The requirements will be in place prior to the execution of the contract and remain in effect throughout the term of the contract.

Signature: _____ Date: 1-24-00

Title: Program Manager, ICFCI Affordable Housing

Wm Melker Tech Center (2001-2)

Draft

William A. Melker Fellowship Community Technology Center

RFP prepared for Fiscal Year 2001 to
Department of Commerce and Community Affairs
Bureau of Technology and Industrial Competitiveness

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	E. Technological Infrastructure	Page 7
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Johnson Grants - CD + H - Correct

Wm Melker Tech Center (2001-2)

I. Executive Summary

The Illinois Center for Citizen Involvement (ICFCI), a 501(3)c non-profit organization and housing corporation was organized in 1982 for the purpose of providing citizens with alternative approaches for community-based issue resolution. Since our inception, ICFCI has engaged in numerous social programs including, but not limited to, affordable housing which is provided through a consortium relationship with the county of Champaign, the cities of Champaign and Urbana, a partnership with the Federal District Bank of Chicago, Illinois Housing Development Authority, and several local lending institutions: Busey Bank, Bank of Illinois, Central Illinois Bank, Kankakee Federal, Bank Champaign, and First Mutual Bank of Urbana. In 1995, ICFCI was certified as a Community Housing Development Organization (CHDO) to advance affordable housing in its service communities for the consortium membership in an effort to bridge economic development and redevelopment inequities that exist in Champaign neighborhoods. In the course of advancing affordable housing, we provide our service communities credit and homebuyer counseling, commercial and residential lending referrals, business development consultations, and other supportive services required to successfully sponsor and administer an affordable housing program and ensure the efficacy of lending to low and moderate income families.

ICFCI is managed by a community based Board. One-third of our Board seats are retained for low-income citizens who either reside in low-income neighborhoods or are appointed as representatives for our low-income communities.

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ICFCI is managed by a community based Board. One-third of our Board seats are retained for low-income citizens who either reside in low-income neighborhoods or are appointed as representatives for our low-income communities.

The Center is designed to facilitate greater and more effective citizen participation through the development of community based organizations. Specifically, ICFCI is established exclusively for Charitable and Educational purposes within the meaning of Section 501(3)c of the Internal Revenue Code. ICFCI commits to empower our service communities through our ability to identify and initiate programs that serve community needs. Through this commitment shared with our partners and supporters, we submit this proposal to establish the William A. Melker Community Technology Center of Urbana, Illinois, School District 116 which forms its foundation in a location that is contiguous to its twin city of Champaign, Illinois Unit 4 School District. These areas combine and form our community service area as Champaign-Urbana, the twin cities, and provide an eligibility rate for free or reduced lunch at 77.1% and for free lunch at 73% with total student enrollments of 11,237.

ICFCI presents this proposal to create a comprehensive, high technology, computer and communications community training infrastructure in Champaign-Urbana. This initiative is in atonement with efforts within Champaign County to encourage community computer technology growth and expansion, and with immediate regard to state and federal initiatives to eliminate the digital-divide that exists among our low-income, minority, educationally disadvantaged, and single-parent households populace. We project an annual community service goal of 200 adults and 150 children for primary, intermediate and advanced computer training concepts through classroom instruction of curriculum that will acquaint, refine and promote computer and technical applications in participant's day-to-day life.

The Center shall also provide the following Star Series training for participants and informational courses through relationships provided through commitments from our partners:

- Employment training which shall provide 30 hours of employability skill training, job identification and retention skills management;
- Credit Counseling which shall provide 30 hours of seminars identifying predatory lending and auto financing practices marketing this population; finance options, credit history review and repair, and money management and personal banking skills;
- GED completion which shall provide 30 hours of classroom and computer simulated activities that prepare participants to meet secondary education requirements and obtain GED certificates for advancement into post-secondary enrollments at Parkland Community College or the University of Illinois.
- Youth Union Apprenticeship program which will provide 30 hours of union affiliated classroom and computerized instruction for carpentry, sheet metal working, painting, welding, construction and machine operations;
- Homebuyer Counseling which will provide each participant upon completion of a 30-hour bank sponsored seminar with a certificate which serve as one of the primary qualifications for federally subsidized mortgage application through ICFCI.

Upon future growth and expansion we project an increase in community sponsored computer-based programs and services will become available for each participant.

The Center will operate six days a week, Monday through Saturday from 10:00 a.m. to 9:00 p.m. Each youth participant will be required to present a Center identification card upon entry. A preliminary assessment of each participant will be performed during a two-week enrollment period in February 2001. After assessment of computer skills, educational background, and employability, the participant will be assigned to an appropriate regime of self-study on-line and classroom instruction. If a participant does not assess well for computer skills and basic computer concepts, they will still be allowed to participate in the Star Series training program. It is our desire to provide participants with information about technology and its use in their personal management, at home, school or work.

Our program requests $50,000 to convert the William A. Melker Fellowship Center into a community technology center. These funds will be allocated for the setup of 15 computer desktop stations with fiber optic cabling for high speed data exchanges, the purchase of licensed training software for participant users, salaries and stipends for instructional staff, and to upgrade facility for handicap accessibility.

II. Description of Community Technology Center

A. The CTC Organization

The CTC will be operated and managed by the Illinois Center for Citizen Involvement, an eligible 501(3)c in good standing as a non-profit entity with the State of Illinois. ICFCI will also serve as the entity accepting the grant funds if awarded. A six-member, community based board will be established. The board will be responsible for providing the overall strategy of the center for funds procurement, and policy management, and operational procedures. The board will be composed of two neighborhood members, one from the city of Champaign and one from the city of Urbana, an ICFCI staff member, a member of the community church and a member from the Champaign Unit 4 school district and the Urbana District 116 school district.

B. Location of the CTC

The CTC is located in a low-income neighborhood of Champaign-Urbana where over 77% of the children attending Urbana Schools District 116 and the Champaign Schools Unit 4 schools are eligible for free or reduced lunch. The proposed CTC is located in a facility formerly operated as a church that now serves as a fellowship hall. Within this facility ICFCI will locate its computer technology center and seminar informational center for the community participants.

C. Hours of Operation

The CTC will be open for operations April 3, 2001. The facility will open at 10:00 a.m. and close a 9:00 p.m. daily. This facility will be rented and modifications will be made to equip the rest rooms, entrances, exits, and other structures for handicap accessibility.

Johnson Peers - CD+H - ICFCI

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D. Childcare Services

An on-site volunteer childcare playroom will provide parents with childcare while they are actively enrolled in the program. However, childcare services will only be offered during the hours of 3:00 p.m. through 7:00 p.m.

E. Technological Infrastructure

A total of 15 computer workstations will be purchased and installed in this facility for the computer technology training. Each workstation will be equipped with a high-speed fiber optic cable connection to the Internet. A major portion of our computerized curriculum necessitates high-speed connections for on-line interactive coursework where each participant must be enabled to exchange responses to computer-generated question and answer scenarios that pertain to employment, technology, credit management, and other program related activities where real time information processing is required. We will purchase software that allows the Program Manager to promulgate tutorial based assessment tests for participant's primary technical skills and mastery of each component of the computer skills training for which they have enrolled.

F. Population Served

The center will service at least 250 adults and 150 youths during the proposed fiscal year of April 3, 2001 through March 3, 2002.

G. Staff Composition and Purpose

The Center will be staffed by a Program Manager that will identify and/or coordinate the efforts of our volunteer recruitment, seminar speakers, sustainability resources, and provide general user assistance in Microsoft Windows programs and applications, and

develop the on-line and classroom curriculum. The Program Manager will be required to demonstrate exceptional technical training skills and proven computer generated curriculum development for new and intermediate users. Since our service population will be composed of many low-income, single-parent or otherwise disadvantaged participants, we have selected the potential Program Manager as Renita Avery, and her resume is attached and marked as **Exhibit A**. Additionally, three part-time computer science or management information systems senior or junior level college students shall provide daily support to the program manager during operating hours. The support staff will be hired through our partnership with Prarienet, local newspaper advertisement or as provided by volunteer service recruitment for academic credit from the University of Illinois and/or Parkland College.

H. Actual Performance

Though our CTC is in the early developmental stages, our partnerships with local private businesses shall provide the following curriculum components for each participant:

- **Land of Lincoln** - Attorney-at-Law, Valerie McWilliams, will provide credit counseling regarding predatory lending practices amongst low-income groups within Champaign County.
- **Busey Bank** – Mortgage Banking and Community Reinvestment Officer, David Gillon, will provide credit repair, homebuyer, economic counseling and personal banking seminars.

- **Youth Union Apprenticeship** – Local union members will provide classroom instruction and job shadowing activities for participants through our affiliation with Local Union #703, International Labor Union of Champaign County.
- **GED On-line Study Course** – These services shall be provided through on-line training programs, and supplemented with classroom coursework and assistance provided through our volunteer staff members.
- **Employment Training** – In addition to various on-line training programs we have selected, primary resources shall be provided through our partnership with the Illinois Employment and Training Commission. These activities will be supplemented through technology training in Microsoft Windows for applications with word processing, spread sheet and database creation, web site development, Internet and e-mail use and ethics.

The level of financial support that the CTC received is matched by in-kind contributions from ICFCI, and local government Community Block Grant Funds from the cities of Champaign and Urbana. Additionally the CTC has identified state and federal grant programs such as School-to-Work and Welfare-to-Work that may provide sustainability funding sources as the CTC continues to develop. Our letters of support from local entities are appended to this proposal as Exhibit B. Please reference page 9 for a summary of each letter and their commitments to the establishment of the William A. Melker CTC.

III. Description of Technology-related Community Needs

The low income minority District 116 in Urbana and Unit 4 of Champaign are neighborhoods which have historically been the homes of low income African Americans in the Champaign and Urbana communities. These are areas with sparse public facilities such as libraries, limited open space for parks, and numerous church facilities that are not technically equipped. Although there are two public schools located within these communities, Martin Luther King in Urbana District 116 and Washington Elementary school in Champaign Unit 4, neither are a technology center that will service the immediate need to address computer literacy in this area amongst these under-served communities. These neighborhoods presently have a zero technology infrastructure, and they represent the two largest segments of the low-income minority of the Champaign-Urbana District 116 and Unit 4 school system. Currently the two beneficiary areas of District 116 and Unit 4 schools are supported by the Prairienet Institute at the University of Illinois and by programs administered by the Urban League of Champaign County. Although both of these services are critical in introducing technology to the poor, they are not centers that are housed in neighborhoods where more than 77% of the children may receive free or reduced lunch. The Urban League has been moving steadily to provide more comprehensive technology services, though a major determent is that it is situated outside of the vast population of minority citizens in Champaign-Urbana school districts 116 and unit 4. Prairienet continues to provide access to these communities for e-mail and internet services through use of public access computers, but does not have supply the community technological infrastructure

that these communities should have. Currently there are no facilities exclusively dedicated to community technology housed within these neighborhoods. We have requested and received support from the following community businesses, governments and school districts, Exhibit C:

- **Land of Lincoln Legal Aid Foundation** – Mentoring, Star Series Seminar Partner, Legal and Predatory Lending Practices in Champaign County, Enrollment Referral, Legal Services.
- **Illinois Employment & Traning Center** – Job Training materials and Job Opportunities, Employment Services, and On-line training resources, Employment Training Star Series Seminar Partner.
- **Champaign County Housing Authority** – Enrollment referrals, housing consultant and guest speaker for seminar training.
- **Public School Districts of Champaign-Urbana** – Participant Enrollment, Administrative Review, Seminar Hosts, Family Services, Student Evaluation and Assessment.
- **City of Champaign** – City and community support, program sustainability funding source, and CTC marketing support assistance for new business development.
- **City of Urbana**– City and community support, program sustainability funding source, and CTC marketing support assistance for new business development.
- **Prairienet** – Participant enrollment referral source, computer network support specialist and internet access provider services, employee and volunteer referral source.

- **New Free Will Baptist Church** – Provide enrollment resources and referrals and youth enrollment services, community support and volunteer services.
- **Bethel African Methodist Episcopal Church** – Family services, community support service, provide enrollment resources and referrals.

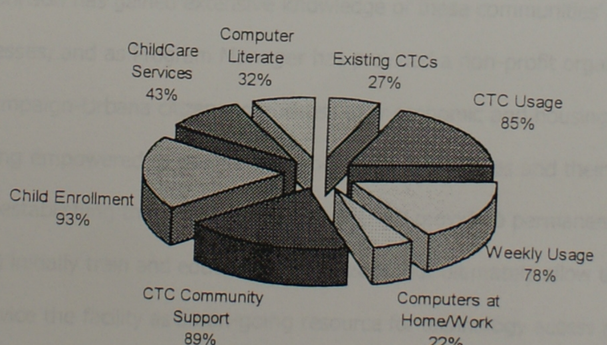
The immediate need in Champaign County's district 116 and unit 4 is an increased population of computer literate and technically trained minority, disadvantaged, low-income or otherwise under-served Champaign County citizens that can continue to build upon the technological infrastructure that the William A. Melker CTC will provide. Addressing this immediate need will allow each citizen access to equality in technical literacy that serves to eliminate the digital divide in their communities at large, school, work and home. The measurable effects and outcomes of meeting this need are as follows:

- Greater employment opportunities within local business;
- Adequate skills to assist children with homework assignments;
- Access to technologies otherwise unavailable;
- Increased adult continued education;
- Personal, banking, management and credit analysis skills;
- Elimination of deterrents to gain access to technologies; and
- Computer literacy skills for use at home and work.

Our adult population lacks sufficient public education and they are weaken by lack of elementary and post secondary or trade school education and training in understanding and gaining familiarity with technology as it applies in their day-to-day life. To address

this need, these communities would greatly benefit from an on-going technology resource center that is equipped to provide the consistent training as technology evolves. These needs were determined by 1990 census data on education and household skills in the minority communities of Urbana School District 116 and Champaign School District Unit 4. In addition, a survey was conducted by circulating a questionnaire, attached as Exhibit D, within the local Department of Human Services Office and at neighborhood churches. Our results were evaluated, and we were able to ascertain the level of understanding of technology and willingness of these districts to support a CTC in the locale of low-income and/or minority neighborhoods where the proposed CTC will be established. Our responses are represented in the chart below:

CTC Community Survey



Each slice of the pie chart above is a representation given by percentage of the 150 community citizens and church members that were surveyed regarding the establishment of the William A. Melker CTC. Please reference Exhibit E for specific questions presented in the survey. As represented above, the community members are in great support of the William A. Melker CTC, and show a projected usage rate of 85% with a great desire to enroll their children and show an interest for childcare services when they are enrolled as participants themselves. Approximately 22% of the surveyed population have access to computers either at home or work and would benefit significantly from a CTC in their locality that offers not only convenience, but primary skills attainment opportunities as well as other family services.

ICFCI has been in existence since the mid 80's. The key ICFCI staff member which has assisted in the preparation of this proposal has worked as an advocate of Champaign's poor, minority, and low-income population for over 35 years and has dwelled within the community for 59 years. Through his community involvement, Mr. John Johnson has gained extensive knowledge of these communities' strengths and weaknesses, and as Program Manager has provided a non-profit organizational platform for Champaign-Urbana citizens to address their economic and housing needs in becoming empowered to gain self-sufficiency for themselves and their families. Our goal in establishing the William A. Melker CTC will provide a permanent infrastructure that will initially train and educate these citizens, but ultimately allow them to maintain and service the facility as an on-going resource for technology access and training.

IV. Statement of Work

This project seeks to begin April 2001 and will run for approximately 12 months under this grant and end March 2002. The timeline is as follows:

A. January 2001

- Prepare and submit application, identify computers for purchase or for lease.
- Identify architect and determine compliance with ADA regulations.
- Obtain quotes for T1, DSL or K56 installations.

B. February 2001

- Complete design changes. Prepare for building enhancements identified by architect.
- Recruit and enter contract with staff for March.
- Begin participant recruitment for April 1 start date.

C. March 2001

- Obtain computers, supplies, and other equipment and begin installations for workstations. (Based on funds receipt.)
- Complete all structural changes.
- Continue participant recruitment and assessment.

D. April 2001

- Begin participant training and continue participant enrollment.
- Commence Star Series seminars.
- Request additional funding and continue to research funding sources.
- Continue volunteer recruitment and community support initiative.

E. May 2001 to March 2002 (Measurable Outcomes)

Each of the items listed below are within the scope of our goals for this programming initiative. Each should be considered as a measurable outcome that can be attained and documented by participant assessment and administrative reporting functions which will be made to sponsoring partners, the board of directors, and federal, state and local governmental agencies.

- The attainment of participant enrollment of 200 adults and 150 youths to meet our marketed service population goal.
- Individual program evaluation and skill assessment testing of participants who have completed offered training courses.
- Participant attendance reports.
- Employment opportunities made available and re-evaluation of participants' employment status.
- Community participation, support and volunteerism.
- Level of continued funding.

VI. Line Item Budget

A. Proposed Preliminary Budget Proposal

For period beginning April 1, 2001 and ending March 30, 2002:

1.	Rent Payment for building lease period April 2000 through March 2000.	$5,000
2.	Utilities On-going costs sustained after grant period by other funding sources.	2,200
3.	T1 Installations Initial installation is free.	- 0 -
4.	Telephone On-going cost for telephone and Internet service connections sustain.	2,400
5.	Computer (Hardware) One-time purchase for 15 computer workstations and 3 laser printers.	8,400
6.	Computer (Software) One-time purchase for software installations for program curriculum.	2,000
7.	Office Supplies On-going cost for office supplies sustained by other funding source and donations.	1,000
8.	Handicap Accessible Building Upgrade One-time cost for building handicap accessibility structures.	4,000
9.	Salaries: (On-going cost sustained by volunteerism and additional funding sources.)	
	Project Manager	15,000
	3 Part-time Technology Instructors	10,000
Grand Total:		$50,000

*****Additional funding sources to be identified within first quarter of initial operating period, an application for City of Urbana Community Development Block Grant funds has been made.***

August 31, 2002

Pastor Larry Simmons
Greater Holy Temple Church
1409 West Dublin
Champaign, Illinois 61820

In reference to the William A. Melker Fellowship Community Technology Center.

Dear Pastor Simmons,

I have attached a copy of the proposal that I've prepared to DCCA for the use of the W. A. Melker Fellowship Center for a computer technology program. As I indicated to you on the phone, that proposal was not submitted because the Urbana City government felt there would be a conflict of church and state.

The importance of the application to DCCA was to receive the grant funds to purchase the computers and pay for the utility costs to operate them.

The proposal is still viable. What it would mean for its implementation would be to eliminate the reference to DCCA, which would mean the loss of the computers. The church could still offer a comprehensive tutorial program for the children of the church and the children who attend the King School in Urbana, and the children would attend Washington Elementary School in Champaign and live in the neighborhood.

The tutorial program could center on grades three through five and the church could offer a middle-school tutorial program. The following is a description of what I would recommend to the church:

1) I would encourage the church to initiate a childrens' ministry centered on church activities which promote reading – reading – *reading*. This should require parents and children to use their local library for childrens' books in which Bible stories can be read and church-related stories are written. Children should be required and encouraged to write and read these stories or other stories that they may write about church activities. This should go on at least three times a week. I would encourage you at the end of every service to select a child to read something to the church. This selection should be made before the church service so that the child can be prepared. This should be supported by your remarks to the church on the importance of our children being engaged in school and reading.
2) Parents of the tutorial program should be required to obtain a copy of their individual child's school plan (by asking their teachers), so that it can be reviewed by the church to determine the strengths or weaknesses of the child's performance. Support activities from grades three to five should involve the church purchasing and establishing a library of readers and craft materials to enhance the child's comprehension of elementary literature, science, and mathematics.

Jamison Rdrs-CD+H-ICFCI

Wm Melker Tech Center (2001-2)

3) The tutorial support should center on the individualized learning needs of the child. This can occur through a one-on-one session which is integrated in a general classroom learning session for all children.

Staffing.

The staffing of this tutorial support program can come from three sources.

1) The church requesting volunteers from among the youth and the parents of the congregation
2) The high schools and Parkland College requesting volunteers to come over and provide tutorial support for the individualized and group tutoring programs
3) From the Urban Exchange Center of the University of Illinois by contacting Kamau LaRaviere at 244-7483

The final component of the tutorial program to be administered by the church would be to encourage members of the congregation who live in Champaign or Urbana to form a church / school engagement committee. The role of this committee would be to represent the children of the church and the community at school board meetings by attending schools in which the children of the church attend and by working with parents to understand school-based issues.

This plan could also serve the middle schools; and the importance of a middle school tutorial plan can work to encourage our young people to complete high school and enter higher education.

Finally let me say that I would encourage you to assume the leadership in creating the Greater Economic Development Foundation. This foundation should be headed by a board of directors from the church, separated from the church with a 501C3 tax status incorporated under the laws of the State of Illinois for the purpose of charitable works. This corporation would provide the church the legal vehicle to engage in programs with local government outside of the activities of the church.

In my opinion, this corporation would be essential in enabling the church to address the physical needs of man outside of the spiritual obligations of the church towards man, and to do so in a manner consistent with the laws of our nation and the policies of local government.

In no way, in my opinion, would the Greater Economic Development Foundation conflict with the primary and exclusive role of the church, which is to preach and to care for the souls of man. The concerns that you have and the church has for the learning needs of the children, the clothing on the backs of the people, fair and affordable housing, jobs, and economic investments in the neighborhood of the church and surrounding neighborhoods will better be achieved through an independent corporation owned and managed by the church.

If I may be of any additional services to you, don't hesitate to call me.

Sincerely,

John Lee Johnson

John Lee Johnson

Johnson Reps - CD+H - ICCI

Wm Heller Tech Center (2021-2)

Economic boom, but not for everybody

■ Higher wages elude area's working poor amid low jobless rate

By ALDEN LOURY
News-Gazette Staff Writer

CHAMPAIGN — With its growing property tax base, low unemployment rate and thriving retail community, Champaign County appears to be enjoying economic bliss.

But a significant segment of Champaign County is not a part of the area's economic success story.

Many Champaign County residents live in poverty. And according to state poverty figures and Project 18's 1997 Community Report Card, things are getting worse.

According to 1990 census data, 3,130 or 8 percent of Champaign County families were below the federal poverty level. There were 264,413 or 9 percent of Illinois families below the federal poverty line during the 1990 census.

While there is no more recent poverty data available at the county level, national and state child poverty levels have increased by nearly 5 percent, according to the Report Card.

"It's hard for me to understand on the face of it," said University of Illinois economist Elizabeth Powers about the perception that poverty is rising in the county.

"If this is accurate, it's a bit strange," she added.

Poverty rates are pretty strongly tied to jobs, Powers said. And historically, Champaign County has had one of the lowest unemployment rates in the state. Preliminary October figures show the county's jobless rate at 2.3 percent.

Some, however, suggest it's not the number of jobs but the kind of jobs that has contributed to the county's level of poverty.

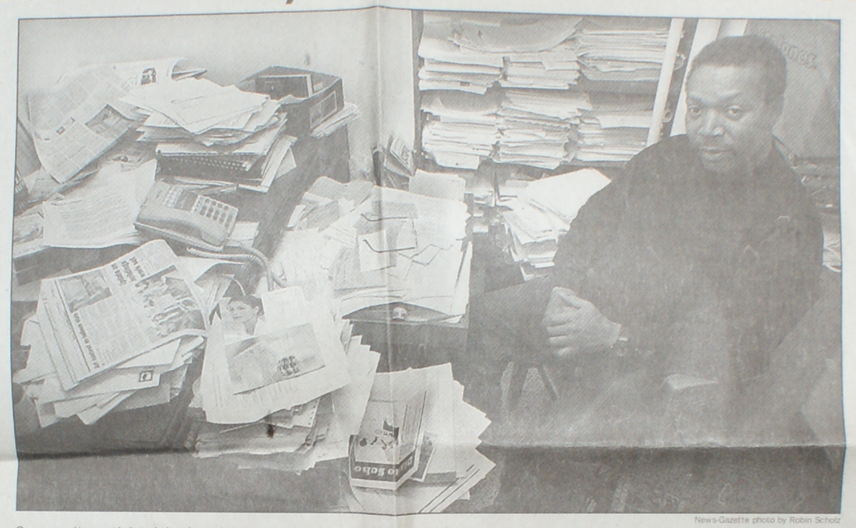
"In this community we do have high employment but much of that is in low-wage employment," said Ron Stuyvesant, regional executive director of the Children's Home & Aid Society of Illinois.

According to preliminary October 1997 data from the Illinois Department of Employment Security, wage-earners in Champaign County earn about $2 dollars less an hour than other workers in the state and nation.

The national average is $13.29 an hour. The state average is $13.49 an hour. In Champaign County, the average hourly wage is $11.40.

Darrel Auterson, chief executive officer of the Greater Champaign-Urbana Economic Partnership, said the majority of the county's work force is in a service-based capacity.

In addition, Auterson said the county has a relatively low number of manufacturing jobs that typically come with higher wages and benefits.



News-Gazette photo by Robin Scholz

Community activist John Lee Johnson, an advocate for the poor, poses in his office at the Champaign County Health Care Consumers office. He was there last week. 'I think it's the fact that those few among us who have been able to enjoy the benefits of economic growth ... have forgotten about those who are poor,' he said.

"We have a lot of families and parents who are working minimum wage jobs ... who are unable to support their families (adequately)," Stuyvesant added.

A 1996 survey of more than 1,250 Champaign County employers conducted by the Illinois Department of Employment Security also shows that the most-worked manufacturing, service, finance, insurance, real estate and trade industry jobs pay low wages.

The survey indicates that 12 of the 16 job categories with 100 or more employees in the county paid less than $7 an hour.

With those kinds of wages, Tracy Parsons, president of the Urban League of Champaign County, said it is extremely difficult to move poor people to higher income levels.

"That's why our poverty numbers are not matching the growth of our community," Parsons said.

"We as a community have to do a better job of strengthening the skills of the lower end of the poverty spectrum so that they can remove themselves as much as possible from (that) poverty status," Parsons said.

A number of initiatives working to reverse the tide of poverty are already under way through job training, entrepreneurship and government action.

Several groups that offer job training and job search assistance are preparing to launch the Workforce Preparation Center in January, Parsons said.

Parsons said the center will focus on helping the unemployed or low-wage-earners use the $5- to $6-an-hour jobs to build a strong employment history and job skills needed to advance.

Auterson said a number of local employers have jobs waiting for that group once they develop more skills.

"We hear this just about every (visit) we make," Auterson said. "If they could just get folks that have the necessary skills."

Parsons said another group including University of Illinois and local government and community officials is working to help those interested in starting their own businesses get started.

The city of Champaign recently approved the use of nearly $1.6 million to help revive the city's traditionally black business district along North First Street.

Auterson also said the arrival of new Flex-N-Gate and RPS facilities will bring more than 450 higher-wage jobs to the community by the year 2000.

"It's definitely a very challenging dilemma but I think we are making some progress," Auterson said.

Community activist John Lee Johnson, however, argues that progress is not happening fast enough.

"I think it's the fact that those few among us who have been able to enjoy the benefits of the economic growth ... have forgotten about those who are poor," said Johnson, an advocate for the poor.

He believes schools, businesses and city governments must make more of a commitment to providing a quality education, equal access to jobs and a fair share of government resources to the poor.

"It's one thing to talk about how wealthy we are but not talk about how poor we are. Those are the areas of the dialogue that are left out," Johnson said.

Johnson said that as long as the county struggles with poverty it will also continue to struggle with crime, drugs, gangs and other social conditions many believe are closely tied to poverty.

The report card calls poverty "the most widely used indicator of child well-being." Children living in poverty are more likely to die during childhood, score lower on standardized tests, drop out of school, have children out of wedlock, experience violent crime and end up as adults living in poverty, the report card says.

"That doesn't mean that people in poverty always have those things, but there's just too high of a correlation between those (conditions) and poverty," said Jeanne Gerrietts, director of Project 18.

The report card also says that the slow growth in wages, and the growth in the proportion of children living in single-parent families account for much of the increase of children living in poverty in recent years.

Champaign County wage survey

The 1996 Occupational Wage Survey, conducted by the Illinois Department of Employment Security, shows that the most-worked manufacturing, service, finance, insurance, real estate and trade industry jobs in Champaign County pay low wages.

The survey indicates that 12 of the 16 job categories with 100 or more employees paid less than $7 an hour.

Occupational category	Workers in wage survey	Firms responding to survey	Median hourly wage	Entry hourly wage
Cashier (all)	341	29	$5.25	$5.13
Cleaner, housekeeping	129	13	$6.33	$4.75
Clerk, production	203	6	$11.00	$5.25
Clerk, sales	199	11	$5.25	$5.13
Clerk, shipping/receiving	120	19	$7.53	$6.13
Cook, fast food	123	11	$5.61	$4.75
Driver	153	9	$5.00	x
Fast food worker	445	12	$5.00	$4.55
Helper, kitchen	110	18	$5.25	$5.00
Manager, department	255	35	$18.08	$11.54
Nurse aide	471	9	$6.75	$5.30
Sales rep., gen. mrchndse	268	18	$4.45	x
Salesperson, retail	104	12	$5.88	$5.38
Secretary	122	32	$9.66	$6.88
Teller	224	6	$6.74	$5.25
Waiter/waitress	212	14	$3.55	x

x - insufficient survey response
Note: The survey included responses from 1,254 firms in Champaign County that employ 6,929 workers.

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Johnson to help lead North First project

By J. PHILIP BLOOMER
News-Gazette Staff Writer

CHAMPAIGN — John Lee Johnson is doing work for the city once again.

The former city council member and one of the city's most dependable critics is about to take a lead role in the long-planned effort to redevelop North First Street.

Johnson, who also lives on North First Street, works in housing advocacy for the Illinois Center for Citizen Involvement.

The city is hiring the agency, and Johnson in particular, under a $5,000 contract as project facilitator for the North First redevelopment, according to documents going to the city council Tuesday.

Johnson will be teamed with Champaign residents Dennis McConaha and William Cork. The latter pair are being hired under an approximately $20,000 contract for project coordination tasks.

McConaha is a consultant who has extensive experience in redevelopment efforts locally, elsewhere in Illinois, in South Carolina and in Britain. As a team, McConaha and Cork also conduct military base reuse studies for the Army's Construction Engineering Research Laboratory.

City planner Ivy Lewis said McConaha and Cork are being relied on for the technical expertise in forming rehabilitation plans for properties and organizing financing.

Johnson has responsibility for forming a business organization among existing and prospective businesses, putting together plans for security, appearance and marketing.

McConaha said Cork first observed the notice in the newspaper about the project, "and thought we'd be a good match."

McConaha grew up in Champaign and is familiar with the history of the black-owned business district.

He was with Control Data in the early 1980s helping spearhead incubation efforts for small businesses.

"The combination of Cork and myself and John Lee, and of course the city planning organization, financial institutions and small business resources we're familiar with can all contribute to the success of this project," McConaha said.

"I'm confident of the potential for success," he added. "It is an ambitious project, but one in dire need of taking place."

City staff members have been working with businesses and property owners in the area for the past year.

There are 27 primarily commercial properties in the North First Street planning area, according to a report from city Planning Director Bruce Knight. Ten are vacant lots, and three contain vacant buildings.

The average building in the area needs more than $80,000 in improvements, with estimated needs for buildings ranging from $47,500 to $174,000, the report said. The estimates included structural, mechanical and aesthetic improvements, the report said.

Lewis said spending plans for the area are incomplete and will have to be adjusted according to the activity that gets under way.

For next fiscal year, starting July 1, $150,000 has been budgeted in anticipation of land acquisition and demolition costs. Another $150,000 is available for redevelopment assistance on North First as well as within the entire east-side business area, meaning the business district east of the tracks.



Ikenberry would get year's full pay

■ Trustees to vote on appointment



for business and finance.

The title "regent professor"



Cooling off

3 hired to

Sheriff's e plan grill

■ Event to help co-worker plagued

8 June 1995

10/08



Cooling off

Two-year-old Jessica Debolt of Mahomet looks at her mother while wading at the Lake of the Woods swimming area. Wednesday was a good day to be in the water: The high temperature hit 90 degrees for the first time this year.

News-Gazette photo by Robin Scholer

3 hired to head First Street redevelopment

By J. PHILIP BLOOMER
News-Gazette Staff Writer

CHAMPAIGN — The First Street redevelopment project has gotten some ringing endorsements from city officials, even though one was on the hollow side.

Two veteran economic development consultants were hired to coordinate a plan for a public/private reinvestment in the traditionally black-owned business district.

Consultants Dennis McConaha and William Cork were hired as project coordinators, with community activist John Lee Johnson of the Illinois Center for Citizen Involvement hired as facilitator.

McConaha and Cork are involved in military base reuse studies and have experience in small business development projects around the country.

Council member Jerry Schweighart didn't have any problems with them, but he questioned what Johnson's qualifications were to lead the project. That information was not provided council members, he said, as it is for other positions they are required to act on.

Johnson is assisting McConaha and Cork mainly by helping organize area business and property owners. A longtime housing advocate, Johnson said he would have preferred to have been in the lead role, and as it is, he was asked by city officials to participate in the project because of his experience with these issues.

"I recognize this is my home, and this is the last place I'd be considered an expert on anything," said Johnson, a frequent critic of the council. "But let me assure you, I have a heckuva lot of experience in this area over the last 30 years."

The Illinois Center for Citizen Involvement will be paid around $5,000 for Johnson's work, and the others are under contract for about $20,000. Their responsibilities consist of helping business owners make business and rehabilitation plans and arranging financing. The project is to be done by Oct. 1.

Council members were for the most part optimistic about the plan. The city has set aside $150,000 for next fiscal year in anticipation of land acquisition and demolition costs. More is available from other sources.

"I'm looking forward to John Lee beating on us from the inside instead of the outside," said council member Marty Smith.

Phillip Rowell, a council candidate in the last election and a community activist in his own right, urged the council to refrain from making First Street a "political football."

"There's a lot of undercurrent of discussion about this," Rowell said. "Many look to North First Street as a beacon. This is not a social services project or a political endeavor but an economic development project aimed at fostering small business."

Sheriff's employees plan grill benefit

■ Event to help co-worker plagued

Richards said the family has used up their savings paying off recent bills. And while off work he's not drawing a salary. Once



Philo mulls proposal fo ethanol pla

■ New jobs would be plus, but there would be price

By LORI ITANO
News-Gazette Correspondent

PHILO — A proposed ethanol plant for unincorporated Philo would bring in about 250 jobs, but the cost to the village might make it impractical, said Philo Mayor Jean McCormick.

The 15- to 30-million-gallon-a-year facility was proposed at Wednesday's board meeting by Gary R. Finley, president of Value Fuel Inc. of Gays, Ill.

It would be Value Fuel's first venture, and the project would depend greatly on a farmer-investor cooperative for capital, Finley said this morning.

The plant would provide up to 50 jobs and would add another 200 to related industries, Finley told the board. But to make the plant feasible, the village and county would need to grant tax concessions, he said.

The village also would have to expand its water plant because requirements of the ethanol plant would at least double the amount of water pumped per day, Finley said.

And village roads would have to stand up to heavy use by trucks hauling products.

Board member Don Hewing said he didn't see how the village could afford such expenses.

"We couldn't afford to build that much road — we're not that big a village," [illegible]

McCormick agre appears to be ste wasn't ready to rule tion.

McCormick said point a committee proposal. The board cuss the proposal a meeting.

Finley said the pla about 6 million bus annually.

A farmer cooper port the plant woul 500 members, with cent coming from mile radius, he said

The company se because of its pr railroad, needed to and ethanol byprod tributors, and the ous supply of corn.

Value Fuel is als sites in Coles, Shel berland counties. F partner in the proje Wright of Geneseo.

Board member asked about the hazards of ethanol.

Finley said that as flammable as methanol. He said pretty good track exploding and ca damage.

There would be outside the plant grain, he said.

Finley said he make a firm deci the end of June a ning of winter.

UI suspending air se leasing accord consi

By JULIE WURTH
News-Gazette Staff Writer

SAVOY — The University of Illinois is getting out of the air-service business.

Faced with slowed demand and growing deficits, the UI will suspend the Staff Air Transportation Service at Willard Airport as of June 30.

Professors, administrators and trustees will still be able to hop on a UI plane to take care of university business, though.

The air service will be offered by Flightstar Corp. under a leasing agreement being considered today by the UI Board of Trustees.

"As far as the user is concerned, nothing's changed," said

UI department pay for the flight budgets, have s travel as money Chancellor Micha

"It's really no fiscally wise to service," Aiken s

In 1989-90, the ated more than $ ness and logged ing 198,682 mile business located the number of tri to 252 and 83,64

"It's less than was," Colbert sa year's numbers v provement over ed in 1983-84.

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the Daily Illini
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weather
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more Weather on 2

First Street up for renovation

City of Champaign hopes to revitalize 'depressed' part of town

by Emily Kline
Daily Illini reporter

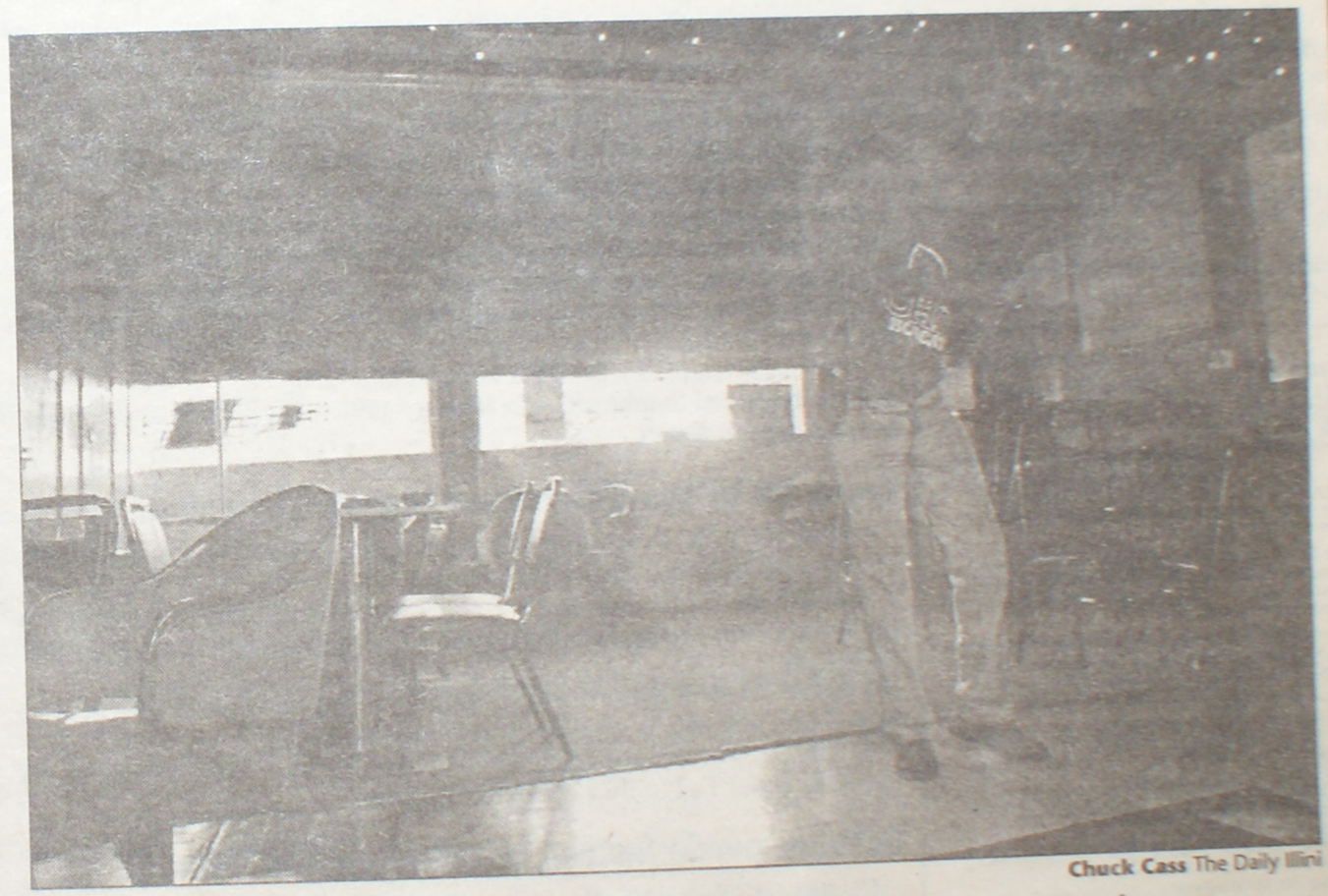
The city of Champaign has decided to make contributions to rebuild the area around North First Street. Teamed up with local banks, the city distributes loans to businesses to help them rebuild and compete in the commercial area.

The purpose is to revitalize a business area in a "depressed" part of Champaign, according to at-large City Council member Tom Bruno.

As the first reconstruction project on First Street begins on the Lone Star Lodge and High Twelve Club, the question is raised over why it took so long to start developing that section of Champaign.

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Chuck Cass The Daily Illini

Roosevelt Brown dances at the High Twelve Club, 208 N. First St., Champaign, Wednesday afternoon.

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Council to consider plea from Urban Le

By ALDEN LOURY
News-Gazette Staff Writer

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He said that the difficulty in getting loans is "because (the businesses) were operated and owned by African Americans."

"Banks didn't want to allow black people to create a business infrastructure ... so what occurs is they create loan barriers which they know a typical black business person will not be able to meet."

Several area banks refused to comment on these allegations.

Although Bruno agreed that banks are less likely to make loans to owners in the predominantly African-American area of North First Street, he had a different take on the situation.

"I suspect their reluctance has more to do with the perception that the loans involve risk than it has to do with racism," Bruno said.

Council member Jerry Schweighart called this a common banking practice.

"If you don't have the money to put into it, the bank won't make the loan. They have guidelines, and bad loans tighten those regulations. There is nothing racial about it," Schweighart said.

Johnson said he believes the $10 million expansion at the nearby police station gave the banks a feeling of protection.

"It was only then that banks were willing to consider a partnership with the black-owned businesses on First Street," Johnson said.

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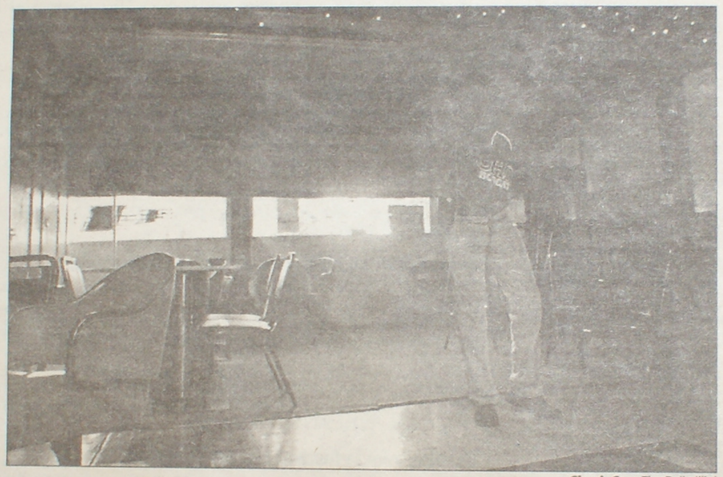
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"It's risky to start a small business. The failure rate is high," Schweighart said. That is why banks can be reluctant to give loans to a "depressed" community, he added — they are afraid they won't be paid back in full.

Another fear about the project, according to Schweighart, is that, "we (the city) stuck our neck out too far."

more First Street on 6



Chuck Cass The Daily Illini
Roosevelt Brown dances at the High Twelve Club, 208 N. First St., Champaign, Wednesday afternoon.

First Street next in line for renovation

First Street from 1

He said it was a bad idea to not put the business' own money in. He added that he fears the loans will not make the businesses take responsibility because the terms are advantageous to the business owners.

"If business went bad, they could easily walk away," Schweighart said.

Bruno agreed that Schweighart's fears might materialize but the city needs to take up a venture such as this project.

"It's a risk that the city needs to bear, to help create a viable economic district in such a high profile location."

Even with the city and banks teamed up with the loans, the city cannot fund all the potential rebuilding projects on its own.

There is only a limited number of tax dollars available from the city, Johnson said.

"(The rebuilding) of low-income neighborhoods of Champaign and Urbana cannot be fulfilled only through local tax dollars. The local bank must be willing to risk investments and support these neighborhoods," Johnson said.

Schweighart fears the investment might "put the city at risk ... and I don't think we can put everyone in business, (but the city) had to take a chance." He said the loans would not be made without the city's backing.

"What the banks had was an overriding protection of their loans through the grants that were given by the city for each business in the area," Johnson said.

According to Johnson, the reason the community hasn't gotten the loans earlier is because the black business owners "may need technical help to do that. It's no different than white business people who have attorneys, architects, engineers and developers to put their money to use." He said he feels the black community in Champaign lacks this kind of support.

Schweighart, Bruno and Johnson agreed the first project of rebuilding the Lone Star Lodge should generate more businesses wanting to take part in the loans and rebuilding.

"That fact that it has historically served a minority population is just extra reason to support this business district," Bruno said.

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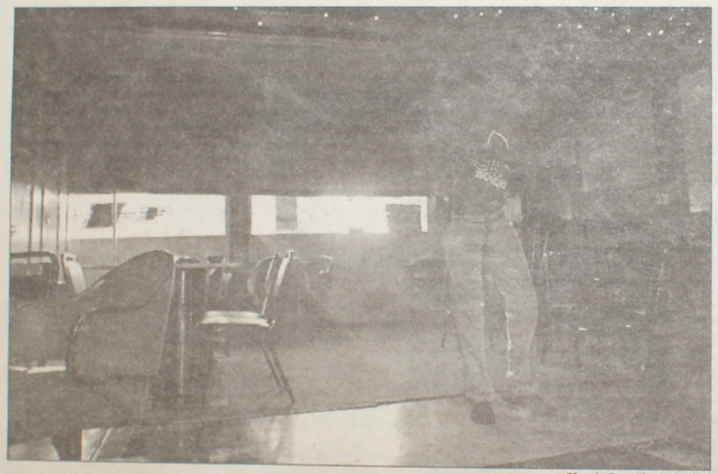
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Afroamericanist

Volume 11
Number 1
1998

A Newsletter of the Afro-American Studies and Research Program University of Illinois at Urbana-Champaign

www.aasrp.uiuc.edu

Through the Years: African-American History Comes Home

The experiences of African Americans in Champaign County represent universal themes of human existence: family, work, education, religion and friendship. The census reveals that the "first wave" of nineteenth century African American migration (late 1860's through 1880) produced a tenfold increase from 48 African Americans in 1860, to 233 by 1870 and 462 in 1880. Between 1900 and 1920, the number tripled from 551 to 1,620. According to the latest census, 16,559 African Americans resided in Champaign County in 1990. Champaign County African Americans built and developed institutions—churches, businesses and social groups—married, raised families, worked, served in the military, and contributed to the economic, political, social, and cultural development of Champaign County.

During the months of June through October, 1996, the staffs of the UIUC Afro-American Studies and Research Program, UIUC Krannert Art Museum and the Early American Museum, coordinated by Val Littlefield, Afro Staff Associate, worked with members of the Champaign County African-American History Committee (CCAAHC) to organize and develop an exhibit on Champaign County African Americans.

continued on page 10...



Photo courtesy of Urbana Free Library Archives

Big Four Railroad Station, Champaign, Illinois ca. 1910. The railroad system served as transportation for migrating African Americans as well as an employment source.

Chancellor's Minority Postdoctoral Fellows

by Consolata Kabonesa and Val Littlefield

The Chancellor's Minority Postdoctoral Fellowship Program at the University of Illinois at Urbana-Champaign assists underrepresented minority faculty members in developing their careers as scholars. For those members of underrepresented minorities committed to university teaching and research, this fellowship program provides a stipend, close association with faculty and the university and assistance in furthering the fellow's development as a productive scholar. Fellowship recipients Earline Rae Ferguson and David Wright joined AASRP in 1997.

Earline Rae Ferguson, Assistant Professor of History at Illinois State University, joined the Afro-American Studies & Research Program in September, 1997 as a Chancellor's Minority Postdoctoral Fellow for 1997-1999. She is also affiliated with the Department of History. Ferguson earned her Ph.D. in History from Indiana University, Bloomington in 1997. Her dissertation, "A Community Affair: Black Hoosier Women's Clubs, Indianapolis, 1879-1917," examines black club women's tireless efforts in social welfare and community development.

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"Through the Years is a rich visual tapestry exploring the contributions of African Americans to Champaign County's business, religion, and the arts."

— George Scheetz, Director, Champaign Public Library

...from page 1

The exhibit "Through the Years: African-American History Comes Home," opened on October 24, 1996 with a panel discussion by Champaign County African-American History Committee members: Carrie Banks, Nate Dixon, Doris Hoskins, Cheryl Kennedy, Estelle Merrifield, and CharLotte Nesbitt. Roland Brown served as moderator, and Dianne M. Pinderhughes, Director of Afro-American Studies, gave the welcoming remarks. The exhibit was on display at the Afro-American Studies and Research Program from October 24 through December 20, 1996. During that time, approximately 500 people, including students from area schools such as Rantoul and University High, viewed the exhibit. The exhibit was also made available to area schools and public institutions upon their request. Booked well into 1998, the exhibit was displayed at the Champaign Public Library, January 1997; Parkland College, February; Yankee Ridge School, Urbana, March - May; Douglass Branch Annex, Champaign, August; Urbana High School, September - October; Centennial High School, Champaign, November - January 1998; Urbana Middle School, February, 1998; and, St. Joseph Grade School, St. Joseph, Illinois, March, 1998.

The exhibit consisted of poster-sized panels displaying photos, newspaper articles, quotes from oral histories, and other historical documents such as receipts, letters, graduation programs, and census records. In addition, local residents supplemented the panels with memorabilia such as barber and hair stylist equipment, high school yearbooks and personal items such as tea pots, hair combs, lace, and china.

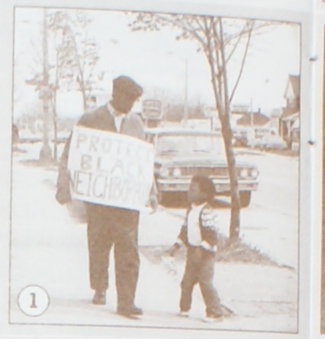
Several themes addressed Champaign County's complex history:

Early Families (1850 - 1970)

African Americans migrated to Illinois from border and southern states, primarily Arkansas, Kentucky, Tennessee, Missouri, Indiana, Mississippi, and Georgia. Most came in search of jobs. Some stayed in Champaign County and found employment with the Illinois Central Railroad shops, the Big Four Railroad shops (Columbus, Cleveland, Cincinnati and Chicago) and the University of Illinois. The railroads offered jobs in the unskilled labor categories and the University of Illinois provided jobs mainly for cooks and domestics in the fraternity and sorority systems.

Religion (1863-1970)

The one institution African Americans could own were churches and they persevered in organizing and building them. It is not unusual then that African American churches undertook an active leadership and maintenance role in the political, economical, social and cultural lives of the community. Although religion gave many African Americans solace, it often provided them with the ability to channel an inner strength into action. Churches were the center of a community's activities. In addition to providing a place for worship, it provided a place for meetings, socials, and often served as a school. The oldest church in Urbana-Champaign is Bethel African Methodist Episcopal Church founded in 1863. Salem Baptist Church was founded in 1867 and St. Luke Christian Methodist Episcopal was organized in 1909.


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1. *Nathanial Banks and grandson, Frank E. Banks, early 1970s;* 2. *The Stella & Hanes Baker Family. Children L-R: Edward, Ester, Edna & Doris, ca 1916;* 3. *Champaign-Urbana Eastern Star. Date unknown;* 4. *Social Organization, Kavalier Club, ca 1950;* 5. *UIUC Students, 1910, back row standing, left side, Carrie Alice Lee;* 6. *Bethel AME Church, Founded in 1863;* 7. *U.S. Navy Band. WWII, back row, 3rd from left, Cecil Bridgewater;* 8. *Pete Bridgewater Quintet, 1950s;* 9. *Smith Family: George W. second from left, seated 1888;* 10. *Cecil D. Nelson, Sr., WWI;* 11. *Ace Barbershop, founded in 1920s;* 12. *The Elizabeth Lewis & Theodore Crawley Wedding, ca 1925.*

Military (1900-1970)

From the Revolutionary War to the Persian Gulf War, from Crispus Attucks to Colin Powell, African Americans have been an integral part of American military history. Urbana-Champaign residents can be counted among this group of participants, including Elsa Utley, Earl E. Smith, Cecil Nelson, Sr., Cecil Nelson, Jr., Paul Pope, Nathanial Banks, Charles McGee, Cecil Bridgewater and William Frank Earnest. These men served during World War I and II and provided a legacy of patriotism for which Champaign County can be proud.

Businesses (1900-1970)

Champaign County African Americans, like others, attempted and often succeeded in securing a part of the American dream, property ownership and community building. They started businesses and formed fraternal and social organizations in an attempt to provide racial uplift as well as self-help for themselves. Of course, some did better than others. By 1911, George W. Smith, a former slave and one of the first African American landowners in Champaign County, owned 437 acres of farm land in the Broadlands.

Community Activism (1930-1970)

Champaign County African Americans agitated for better housing, the right to live in any neighborhood, the right to eat at any eating facility, for equal employment opportunities, and the right to live on the University of Illinois campus. For the most part, they were successful in obtaining their goals. Examples of community activism include Romeo Green and Kenneth Stratton, Champaign natives and U of I students, working with an interracial group in the 1940s and protesting housing conditions in North Champaign; more than two-hundred people meeting at Bethel AME in 1964 to protest policies of the Champaign County Board of Realtors; and Mary Alexander co-founding the Champaign-Urbana Improvement Council "to open up 'new' job areas for colored people" and organizing boycotts against local stores.

Education (1880-1970)

In one way or another and to one degree or another, African Americans have made extraordinary sacrifices for education for centuries. Since the early days of slavery, education has been seen as "the salvation of the race." The history of Champaign County African Americans' quest for an education is the story of the relentless, sometimes painful, and often triumphant pursuit of that salvation. U of I student William Frank Earnest's family moved from Homer, IL around 1917 to Champaign to provide him with housing since African Americans were not allowed to live on campus. Erma Bridgewater's parents fought in the 1920s for the right of their daughter and other local school students to swim in the school swimming pool. Sometimes an education did not provide the ideal outcome. For example, Bridgewater completed a degree in Sociology at the U of I in 1937 and could only find a job as a maid at the University's Newman Hall.

Arts and Entertainment (1880-1970)

Champaign County African Americans have been active in the Arts and Entertainment since

arriving. Community members such as Cecil Bridgewater, Sr., Pete Bridgewater, Jack McDuff, Cecil Bridgewater, Ron Bridgewater, Maurice McKinley, J.B. Lenoir, Raymond Scott, Ray Hines, Fay Hines, Dr. Harry Ellis, Doris Hoskins, William Warfield, Ollie Watts-Davis and Dee Dee Bridgewater contributed to local, national and international music arenas.

Fraternal & Social Organizations (1940-1970)

Since African American communities often received limited funding from county, city state and federal agencies, fraternal and social organizations often raised funding for community health and educational needs. Such organizations provided scholarships for students to attend college and financial support for the operation of day-care centers and health clinics. Organizations in Urbana-Champaign included the Knight Templars, the University of Illinois AKA Sorority, the Gardenia Social Club, the Kavalier Club, the Masons, and Eastern Star.

Afro-American Studies received numerous inquiries and requests for interviews concerning the exhibit. David Inge, Creative Specialist, UIUC WILL Radio Station, interviewed several CCAAHC members. A feature article by Greg Kline on the exhibit was printed in the *Champaign-Urbana News Gazette* on Sunday, November 3, 1996. Local CBS affiliate, WCIA Television Station, aired a series of segments on the exhibit in February 1997. Other local media provided publicity of the exhibit as well. UIUC *Inside Illinois* and the Champaign-Urbana *Octopus* newspapers as well as the Urbana Covenant Hospital Auxiliary newsletter, *Edition*, featured stories on the exhibit.

Financial and in-kind support for the Champaign County African-American History Committee and the Afro-American Studies and Research Program project was instrumental in supporting "Through the Years." The following are graciously thanked:

- Busey Bank
- Busey-Carter Travel
- Carle Foundation
- Horizon Bookstore
- Illinois Power
- Jerry's IGA
- East Central Illinois Chapter of Links Inc.
- Mid-America Travel
- State Farm Insurance
- Timpone's Restaurant
- Urbana Free Library Archives
- UIUC Affirmative Action Office
- UIUC African American Cultural Program
- UIUC College of Liberal Arts and Sciences
- UIUC Educational Policy Studies Dept.
- UIUC History Dept.
- UIUC Political Science Dept.
- UIUC Office of Minority Student Affairs
- The Champaign County Park District
- The Early American Museum
- Champaign-Urbana Visitors Bureau and Partnership Illinois

Individuals are too numerous to list, but special recognition should go to:

- Carla Bloom, AASRP
- Linda Duke and Vicktoria Ford, Krannert Art Museum
- Lisa Gatzke, Mike Herbert, and Tylor Munson, UIUC Art & Design Program
- George Amaya, Graphic Solutions
- the Champaign County African-American community for preserving and sharing their histories.

The Champaign County African-American History Committee, a volunteer committee under the sponsorship of the Early American Museum and the Champaign Park District, was organized in 1992 to work with local organizations and individuals from Champaign County and surrounding areas to help organize and preserve historical records dealing with the African-American experience in Champaign County. The committee meets monthly and current members include:

- *Mrs. Mary Alexander*, Community
- *Mrs. Carrie Banks*, Community
- *Rev. Roland Brown*, St. Luke CME Church
- *Mrs. Jean Burkholder*, Urbana School District
- *Mr. Nate Dixon*, Champaign County Park District
- *Mrs. Linda Duke*, UIUC Krannert Art Museum
- *Mrs. Vicki Ford*, UIUC Krannert Art Museum
- *Mrs. Doris Hoskins*, Community
- *Mrs. Kathryn Humphrey*, Community
- *Mrs. Cheryl Kennedy*, Early American Museum
- *Mr. Cal Lee*, Champaign School District
- *Mrs. Hattie LeNoir-Price*, Parkland College
- *Mrs. Val Littlefield*, UIUC Afro-American Studies & Research Program
- *Mrs. Sherry Mayberry*, Champaign/Urbana Visitors Bureau
- *Mrs. Barb McGee*, Champaign Park District
- *Mrs. Estelle Merrifield*, Community
- *Mrs. Dorothy Moreland*, Community
- *Mrs. CharLotte Nesbitt*, Champaign Public Library
- *Mrs. Hester Suggs*, Community
- *Mrs. Mary Grace Thomas*, Community
- *Mrs. Barbara Wysocki*, University High School

Prepare for the Future

by Estelle Merrifield

The exhibit, "Through the Years: African American History Comes Home," opened on the evening of October 24, 1996 at the UIUC Afro-American Studies and Research Program and included a panel discussion by members of the Champaign County African American History Committee (CCAAHC). The following speech was given by Mrs. Estelle Merrifield:

I have been asked why I am a member of the Champaign County African-American History Committee. After much thought, I realize that history, any history, has been a favorite hobby of mine all of my life. I like to relate to people. There is much to be gained in remembering the past, and more to be gained by projecting into the future that which has been learned as it relates to the improvement of people. Technology changes, but human nature has been the same since the beginning of time.

Some of us arrived in this area around 1860 traveling by wagon, usually pulled by mules. One side of my family came from the eastern coast, originating in and around Mt. Airey, North Carolina. The other side of my family came from the Smoky Mountains of Tennessee. Other families came from Tennessee, Mississippi, Georgia, Louisiana, Kentucky and Arkansas. Most family members came escaping oppression for economic reasons after the Civil War. Religion and faith were the threads that held our families together. Even until this day, religion and faith and family ties keep us together. Men were the head of the family, strong men. Women were the keepers of the home. The family Bible was, in most families, the recorder of family connections.

Most of Champaign County's early Negroes were former slaves. As slaves they had many talents. They were the builders of plantations, the workers of the fields, the makers of furniture, the woodchoppers, dressmakers, and tailors. But as freedmen, when they arrived in the North, they found that these jobs were closed to them. They often worked as maids, farmhands, barbers, laborers, cooks, housekeepers, railroad gandy dancers, and there were a few ministers of the gospel. It was not the land of opportunity that they had been led to believe. They were still Colored.

Afro-American families settled in communities in and around Champaign County. Some settled near Broadlands, some near Newman, some in Tuscola, across the county line, some in Bellflower, some in or around Mansfield, Homer, Sidney, Ogden, Gibson City, Hoopston, Danville and Loda. Many of these families were related. When one family became established, they would send for others to come north. Many of the relatives traveled on to Chicago and worked in steel mills, stock yards and as barbers, beauticians and laborers.

We, as an historical group [CCAAHC], are trying to establish a permanent record, something that the children of our community can point to with pride and realize the dignity and resourcefulness that was a part of their heritage. When they look at the newly renamed streets of the Martin Luther King subdivision, when they see the Illinois Memorial Stadium, the Dr. Harry D. Ellis Subdivision, Wesley Park, and Bridgewater Park; when they see the names of early families such as Pope, Lee, Britt, Rivers, Alexander, Jordan or Edwards; and when they see streets named Holt, Phillips, Nelson, or Foxwell, they understand that there are reasons for Urbana-Champaign honoring and remembering members of the African-American community. These are just a few of those persons and families.



Mrs. Estelle Merrifield, CCAAHC member, holds photographs of her great grandparents Jordan and Angeline Anderson, residents of Urbana in the 1860's.

too numerous to describe at this time, who have contributed to the well being of the county of Champaign, the cities of Urbana-Champaign, surrounding communities, the State of Illinois, and the United States of America.

Why am I interested in Afro-American history? Any history? There are many reasons, but the main ones are: 1) We are here because of the effort, work, hardships and accomplishments of our parents and forefathers; 2) we are progressing because they gave us a background of ethics, principles and religion, a reason for existing; 3) we do not want to repeat the wrongs of the past. We are remembering those who passed on to us the courage and determination to succeed; 4) to remember the past and to glean from the past the good things. "The good men do is oft interred with their bones" and people are quick to remember the evil. It makes for a good story to remember the bad. That's why the tabloids, television, internet, movies and books of today are geared to the worst in us; and, 5) to understand how and why sacrifices made in the movement of the 1960s, the Civil Rights Movement, to secure a better future for our children, has left a void for many of us. Most were unable to enter through the door of opportunity during the brief span of time that the door has been opened and it is slowly closing.

If this group does nothing else but reach one person, one child, to make them realize the values and efforts that were put forth on their behalf by our ancestors; if it causes them to stop, to consider their own future and the future of their children; if it fills the void that is rapidly being filled with hate, crime and deviousness, it will have accomplished what we have set out to do—to remember and honor our ancestors. We are a very important part of America and we want our children to know that they are very special and are our reason for being. Some of us may never make it into the 21st century, but we would like to be remembered as having prepared our children for the future by giving them a sense of security and stability.

Reprinted with revisions and permission from the Spring 1997 CCAAHC Newsletter, Through The Years. Other panelists included Carrie Banks, Nathanial Dixon, Doris Hoskins, Cheryl Kennedy, and CharLotte Nesbitt. Roland Brown served as moderator and Dianne M. Pinderhughes, Director of Afro-American Studies, gave the welcoming remarks.

ASSRP Faculty, Staff and Affiliates Fall 1997

Core Faculty:

- Dianne Pinderhughes, Director and Professor, Afro-American Studies and Research Program; Professor, Political Science
- Alice Deck, Associate Professor, Afro-American Studies and Research Program and English
- Daniel Littlefield, Professor, Afro-American Studies and Research Program and History
- Aaron Porter, Assistant Professor, Afro-American Studies and Research Program and Sociology

Visiting Faculty:

- Earline Rae Ferguson, Chancellor's Minority, Postdoctoral Fellow, Afro-American Studies and Research Program
- David Wright, Chancellor's Minority Postdoctoral Fellow, Afro-American Studies and Research Program

Other Faculty:

- Tiffiny Hughes, Teaching Assistant, Afro-American Studies & Research Program
- Reitu Mabokela, Curriculum Coordinator, Afro-American Studies and Research Program

Staff:

- Arnita Althaus, Staff Clerk, Afro-American Studies and Research Program
- Magnolia Gilbert, Secretary, Afro-American Studies and Research Program
- Carla Bloom, Staff Assistant, Afro-American Studies and Research Program
- Valinda Littlefield, Staff Associate/Editor, Afro-American Studies and Research Program
- Hong Gu, Graduate Assistant, Afro-American Studies and Research Program
- Jonathan Cox, Graduate Assistant, Afro-American Studies and Research Program
- Rosalind Fielder, Graduate Assistant, Afro-American Studies and Research Program
- Consolata Kabonesa, Graduate Assistant, Afro-American Studies and Research Program

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- James Anderson, Professor and Head, Educational Policy Studies, 366 Education, Acting Associate Dean, Associate Vice Chancellor for Academic Affairs, Graduate College, 206 Coble Hall
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- Bernice McNair Barnett, Assistant Professor, Educational Policy Studies & Sociology, 374 Education
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- Vernon Burton, Professor, History, 309 Gregory Hall
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- Chester Fontenot, Associate Professor, English, 208 English
- Estelle D. Franklin, Assistant Professor, College of Law, 241 Law
- Mildred Griggs, Dean, College of Education , Professor, Vocational and Technical Education, 38 Education
- Violet Harris, Associate Professor, Curriculum and Instruction, 311 Education
- O. Fred Harris Jr., Professor, College of Law, 209 Law
- Shirley J. Hatchett, Associate Professor, Sociology, 326 Lincoln Hall
- Doris Hoskins, Community Activist and Historian, Afro-American Studies and Research Program, 1201 W. Nevada
- James R. Kluegel, Professor, Department of Sociology, 326 Lincoln Hall
- Mark Leff, Associate Professor, History, 431 Gregory Hall
- Bill Martin, Associate Professor, Sociology, 326 Lincoln Hall
- William Maxwell, Assistant Professor, English, 208 English
- Cameron McCarthy, Associate Professor, Curriculum & Instruction, 319 Education
- Thomas Moore, Director, Psychological Services Center, Adjunct Associate Professor, Psychology , 505 E. Green
- Carol M. Motley, Assistant Professor, College of Commerce & Business Administration, 106 Commerce West
- Bruno Nettl, Professor Emeritus, Music, 4076 Music
- Jerry Ogbudimpka, Coordinator, International Health Program, McKinley Health Center
- Kathy A. Perkins, Associate Professor, Theatre, 4-122 KCPA
- John O. Perpener III, Assistant Professor, Dance, 4-501 KCPA
- Adele Proctor, Associate Professor, Speech & Hearing Science, 227 Speech & Hearing
- Fred Rodgers, Professor, Curriculum and Instruction, 315 Education
- Ernest Scott, Associate Professor, School of Art and Design, 143 Art & Design
- Todd Shaw, Assistant Professor, Political Science, 361 Lincoln Hall
- Marvin L. Sims, Assistant Professor, Theatre, 4-122 KCPA
- Rosemary Stevenson, Assistant Professor, Library Administration and Bibliographer, Afro-Americana Library, 328 Library
- Arlene Torres, Assistant Professor, Anthropology, 109 Davenport Hall
- Terrence J. G. Tracey, Professor, Educational Psychology & Psychology, 188R Education
- William Trent, Professor , Educational Policy Studies & Sociology, 360 Education
- Juliet Walker, Professor, History, 433B Gregory Hall
- William Warfield, Professor Emiritus, Music, Chicago, IL
- Norman Whitten Jr., Professor, Anthropology/Latin American and Caribbean Studies, 109 Davenport Hall
- David Wilson, Associate Professor, Geography, 220 Davenport Hall
- Joyce Wright, Associate Professor, Library Administration, Head, Undergraduate Library, Undergraduate Library Bldg.

OFF-LIMITS FOR HORSES
■ Shawnee forest ban covers sensitive areas — B-2

STUDENT ACHIEVEMENT MATTERS
■ Parade, events being held Saturday — B-3

LOCAL

The News-Gazette
Friday
September 17, 1999
B

First Street development to start soon

■ Northern strip's projects could begin this month

By ALDEN LOURY
News-Gazette Staff Writer

CHAMPAIGN — There may finally be light at the end of the tunnel leading to a redeveloped North First Street.

It has taken more than three years, but the first sign of construction could come next week. That's when city officials say building permits could be submitted for two projects along the underdeveloped stretch of First Street just north of University Avenue.

And a third project is in the making, officials said.

"We're hoping for a groundbreaking within the next couple of weeks. I'm sure it'll be in September," said city planner Karen Stonehouse.

She said the Rose & Taylor Barber Shop and Beauty Parlor, on Monday, could close on a $255,000 project to build a new building at 124 N. First St. The city is contributing a $107,000 grant toward the work.

John Lee Johnson of the Illinois Center for Citizen Involvement, hired by the city to help move projects forward, said the Lone Star Lodge 18 could also close on a more than $550,000 project to rebuild its building at 208 N. First St.

The lodge wants to demolish the existing two-story building to make way for a new 6,000-square-foot building that would also occupy two vacant lots to the north.

The city is providing the lodge with a $296,000 loan. Lodge members are also contributing nearly $135,000 in sweat equity, Johnson said.

The city first adopted the North First Street Redevelopment Plan in April 1996. The plan is an attempt to revive the 100, 200 and 300 blocks of North First Street, at one time a busy corridor of black-owned businesses.

Under the plan, the city can provide up to $150,000 in grants for eligible work. However, those seeking help must have a viable business plan and must secure financial backing from local lenders.

The plan was passed amid much fanfare, but progress has been slow, largely due to city staff shortages. The city has since added an additional staff person to work exclusively on North First Street projects and others in areas targeted for redevelopment.

But Stonehouse said construction should have a domino effect on the remainder of the corridor.

"I think finally seeing some dust flying in that neighborhood will be big," she said.

Johnson said construction of a third project could begin in early 2000. He said the Jackson family plans to reopen its once popular restaurant in the 100 block of North First Street.

Stonehouse said a handful of others have talked about possibly opening various businesses there. The city has hired a firm to help acquire unused buildings that could house those businesses.

The effort could also gain momentum once the police station expansion is complete and when the city begins "streetscaping" improvements along North First Street similar to those seen downtown.

The police station, located directly opposite the North First Street businesses, is in its final stages of work. Construction of new sidewalks and other improvements is scheduled to begin next year.

Included in the streetscape project are: First Street from Green to Washington streets; University Avenue from the Illinois Central Railroad tracks to Wright Street; and portions of nearby Chester Street.

Despite the delay, Johnson believes the effort can still produce what many envisioned it would back in 1996.

"This is going to be one of the key mark areas in our city," he said.

WWII unit toasts the reluctant liberation of Hitler's mountain retreat



piece of bronze shot through his head," said Mickey Funke of Michigan.

The war in Europe had just ended when the combat engineers visited Nuremberg. They had known the end was coming for months.

"Long before that, the Germans were surrendering as fast as they could," Dean said. "They were handing rifles over

3 finalists selected for Rantoul's police chief

By TIM MITCHELL
News-Gazette Staff Writer

RANTOUL — A panel of area law enforcement leaders has selected three finalists for Rantoul police chief.

election

Berns, Conner will face-off for 104th district state house seat

by Kat Schwartz
Daily Illini reporter

rinks, stripping

Campustown 2000 President Guth provided signed petitions from Campustown merchants supporting the approval of the ordinance and a letter opposing Mabel's plan from the Campustown 2000 board of directors.

Several community members also opposed the idea of exotic dancers in Campustown.

"There are complexes all across this country that have become no-go areas and I don't think we should foster any," said community member Don Carter.

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"The building itself doesn't hold a lot of memories, but the atmosphere does."
– Phillip Edwards, a customer at Rose & Taylor Barber Shop, which opens at a new location today



Joe Taylor, left, shaves Simon Hill's head at the Rose and Taylor Barber Shop at 204 N. First St., C, on Friday. At the next chair is co-owner Lum Rose. The two barbers are having a grand opening today for a new shop at 124 N. First St.

News-Gazette photo by Robin Scholz

Rose and Taylor barbers making move

By TOKUMBO BODUNDE
News-Gazette Staff Writer

CHAMPAIGN — There's no place like Rose and Taylor Barber Shop, which has been like home to many of its customers for decades.

So even though it's moving, there aren't many long faces among waiting customers. They know that the shop won't really change — just its location.

Barbershop co-owners Lum Rose and Joe Taylor head the 40-year-old business at 204 N. First St., C. The two, who have been cutting hair together for 23 years, will celebrate the grand opening of their new shop at 124 N. First St., C, from 10 a.m. to 4 p.m. today.

Fellow barbers, local leaders, city planners, and faithful customers plan on attending.

The new shop is part of Champaign's North First Street Redevelopment Plan, adopted in 1996 to revive an area that historically has been home to several black-owned businesses. Construction also began recently on the Lone Star Masonic Lodge 18 to be located at 208 N. First St.

"You don't see too many black businesses in Champaign," Taylor said. "This is an opportunity to have a nice, updated business."

"I kinda have mixed emotions," Rose said. "The atmosphere's always been good. (But) the new place will have more room." The shop will also have a snack bar and a beauty salon.

"You can see where everyone's doing this," said Rochelle McFarland, putting her hands to her eyes to illustrate people peering in the window.

McFarland, who is with the Professional Cleaning Service, and a few others spent Friday adding finishing touches to the new shop.

Marble-colored floors, shiny red swivel seats and gleaming mirrors await customers who will get their hair cut on Tuesday when the new shop opens for

See MOVING, A-6

vember 19, 2004

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C N-G ☒ 26 Aug 2001 A1

Moving

Continued from A-1

business.

It's nothing like the cozy, worn-in feeling of the old location, though. No hair on the floor. No rows of half-used hair care products lining the wall. No blended sound of daytime soaps, music, casual conversation, and razors humming. Not yet anyway.

"It has a back-home kind of feel to it," said Eric Beck, a college adviser. He compares Rose and Taylor to barbershops from his Chicago hometown. "You need that sometimes."

Beck and seven others patiently wait for their haircuts. No one is in much of a hurry. It doesn't seem to matter whether customers wait 10 minutes or an hour for a haircut.

"It doesn't seem that long because you're enjoying yourself," said Phillip Edwards, an Urbana firefighter.

"Go talk to the man with the Miracle Whip on his face," Beck jokes, pointing toward Edwards, who has shaving cream on his face.

Edwards and other customers nearby laugh, while the two men tease each other.



News-Gazette photo by Robin Scholz

The Rose and Taylor Barber Shop, at 204 N. First St., C, is relocating to another Champaign address at 124 N. First St. Today marks the grand opening. Business resumes Tuesday.

"The thing I like most about this place is the people," Edwards said. "Talking with other black men about fathering, religion, things like that." Edwards has been coming to Rose and Taylor for about eight years.

"The building itself doesn't hold a lot of memories, but the atmosphere does," he said. Rose and Taylor, who don't expect to lose any customers, know that as well.

In fact, Taylor said, they're only taking one other thing with them.

"Just the clippers."

THE CATTLE BANK

PART I

THE OLDEST SURVIVING BUILDING IN CHAMPAIGN COUNTY STILL HAS A FEW STORIES TO TELL. THE FACT THAT THE CATTLE BANK IS STILL STANDING IS THE BEST STORY OF ALL.

BY DANNEL McCOLLUM



used with permission of the Urbana Free Library

corner of First Street and University Avenue. Heimlicher, who lived in the apartment above his store "escaped possible injury by walking out... just prior to the starting of the blaze." *(News-Gazette, January 15, 1971, Sect. 1, p. 3).*

In that same article, there was a significant amount of historical information about the site and building:

> Historians note [the building] was originally called the Cattle

Before the present was built, the lot was by a general store whi thriving business w Illinois Central Railro building its main line what is now Cha (Actually, the ICRR line Champaign was known "Chicago Branch;" the Line" ran from LaSa directly south to Cairo.)

The article placed of the fire-damaged bu *1856.* The articles of in tion were not drawn signed until Decemb which would suggest building was not actua structed until the fo year. It was pictured Alexander Bowman Urbana-West Urbana of

It was recognized building was "...one of th landmarks in Cham Subsequent reports wer specific; the Cattle Bank oldest surviving com building in Champaign- (actually for the county a In fact, the Cattle Bank second oldest docume building in the county oldest was the Ater-J house which was destro 2000 as part of the Urbana Library expansion project

One of the earliest known image Cattle Bank (inset upper left) *on the map of Urbana and West Urbana, drawn by Alexander Bo and engraved by Charles Shoben Engraving and Printing of Chica about 1858 or 1859. The photogr the left shows the Cattle Bank bu in 1962 when it was operated by Heimlicher as a sundries business*

NAACP
CHAMPAIGN COUNTY BRANCH

This award is being presented to

JOHN LEE JOHNSON

For his committed, tireless, and devoted service to
the Champaign-Urbana community for more than 30 years.
Presented this the 20th day of February, 1993.

Catherine Hogue
Catherine Hogue, 1st Vice President

Cleveland Jefferson, President

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BIOGRAPHY: JOHN LEE JOHNSON

John Lee Johnson is a life-long resident of the Champaign-Urbana area. Mr. Johnson began his community services in 1960, working with youth gangs in the northeast area of Champaign-Urbana. Through this involvement, in 1961 he organized the Northeast Champaign Youth Movement, which consisted of twenty youth gangs.

In 1962, he co-founded the People's Poverty Board (PPB), which helped in establishing the Community Action agency in Champaign County. The PPB did considerable work with urban renewal, integration of Champaign-Urbana public schools, employment discrimination, and political empowerment. These activities and others found him co-sponsoring "The Plain Truth," a weekly paper addressing socio-political issues and satires.

From 1965 through 1967, Mr. Johnson became a project manager for the Illinois Department of Mental Health, working through a special project sponsored by the Adler Subzone Clinic. During the course of this work, Mr. Johnson helped organize the Concerned Citizens' Committee (CCC), which established Project 500 at the University of Illinois. This project expanded educational opportunities to black Americans and other minorities. The CCC also fostered the first space utilization agreement between the University of Illinois and the black community, as well as led the fight and search for low cost recreational space, which led to the expansion of Douglass and Centennial Parks.

In 1969, Mr. Johnson was instrumental in establishing the Community Advocacy Depot, a community based design, advocacy, and outreach center specializing in urban renewal, environmental impact assessments, and intercity economic development projects.

Mr. Johnson was elected to the Champaign City Council in 1972, serving until 1982 as the first elected person to represent District 1, which includes the downtown and campustown business districts. During his term of office, he authored and sponsored the first city affirmative action ordinance, as well as fighting for and casting the deciding vote to unionize municipal employees in Champaign. His public support gave rise to the appointment of the first black police chief in Champaign, and the first meaningful inclusion of minorities in local government affairs.

Mr. Johnson's tireless efforts over a 20 year period resulted in the redevelopment of the black ghetto area know as Dek/Ash. He is also the first candidate ever to seek two offices at the same time; in his campaign for re-election in 1976, Mr. Johnson also filed for the Champaign Board of Education. Throughout his political life, he has been a pathfinder. This is Mr. Johnson's third attempt to become mayor of Champaign.

He has served on the Regional Planning Commission since 1979, and has also served the county as a member of the Community Block Grant Advisory Board and the Economic Revolving Loan and Scholarship Committees.

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Mr. Johnson has received numerous honors and awards. Among these, he was the first recipient of the William Chalmer Award for Public Services, and the 1984 recipient of the Citizen of the Year Award presented by the Champaign County Urban League.

Presently, as an active member, he supports the work of the Concerned Citizens for a Better Neighborhood, which was the winner of the Governor's Home Town Award. He is also a member of the Garden Hills - Spaulding Community Citizens' Group and the Black Community Network of Champaign County. He is currently the chair of the Eads Street Development Corporation, which is concerned with redevelopment of low-income areas in Champaign County.

Mr. Johnson has been a factor in every major decision in the black experience of Champaign County for the past thirty years, and through his persistence has had a considerable impact on the course of racial cooperation in Champaign County.

Biography
John Lee Johnson
(1941-)

John Lee started his community services at 17. He is a lifelong resident of Champaign Urbana and a member of 1959-1960 class at Urbana High School. He started his community involvement with an early childhood friend Roy William. Roy and John began their friendship in the early 50's. Both were known in their community for fighting the police patrols in the Black community. They were known as non-traditional community leaders in that they spoke against the traditional Black leadership and took on all segments of the general community in questioning police management and quality of life in the Black community.

John came to the University community in the early 60's seeking support from the NAACP on a charge that he had excited a riot which had caused an injury to a member of the Champaign Police Department. It was during this experience that John came face to face for the first time with the campus experience and noticed how unorganized the Black student body was in 1963. From his visit to the campus soliciting legal defense funds he decided with his friend Roy Williams and a third friend Peter Rassmussen, a graduate student in mathematics, to form the People's Poverty Board (1963-69). Through the People's Poverty Board John worked to organize the Blacks on campus into a group that expressed a greater interest in the issues facing Black America than the day to day issues facing students in the pursuit of their education. In 1967 he organized the first Black culture weekend on campus dedicated to the spirit and mind of African-American people. This was supported by the People's Poverty Board writing one of the first modern newspapers exclusively for Black students called the Spectrum. In Spectrum Mr. Johnson wrote a poem to Black students called "The Fighting Black Illini ," in which he drew parallels into the turmoils that were going on in communities in Black America to the false tranquility that he felt was existed on campus among Black students. Johnson proposed to Black students that they organize themselves into a political force and dared them to join and establish the Black Student Association (BSA), one of the first to be established in the nation at a land grant university. BSA was started in 1966.

He proposed to the University through BSA, that the African-American undergraduate population was smaller than that of the African graduate student population. Johnson alleged that this was ridiculous and constituted a form of discrimination against African American students. Working through BSA Johnson organized Project 500, which he recruited over 100 applicants from the Champaign-Urbana community. Working from his experience at the Hillel Foundation Johnson proposed through BSA to the University that a cultural center be established to aid Blacks in their transition from their community through the University experience. This was done in 1968. The experience of the Jewish students and their cultural program inspired John to work towards a similar entity for African American students. In 1967 he approached the Chancellor concerning the need for a cultural program for Black students. The Afro-American Cultural Program for Black students at the University of Illinois was founded in 1968. Johnson worked to break down the barriers to African Americans to the various unions at the University and helped to establish the Affirmative Action Department on campus, the Clerical Learner program, and to amend the University Merit System rules that granted Blacks entry level employment to the University. In 1970 Johnson established the Community Advocacy Depot (CAD)-a collaboration between the school of Architecture and the Department of Planning working in the Black community that undertook the redesign and redevelopment of the Black ghetto in Northeast Champaign. This was goal was achieved between 1970 and 1990. This program is responsible for the Oak/Ash area and the North First St. Project, which is currently working towards completion. It also designed and advocated the first single-family detached public housing units built in Champaign County. Johnson was the first non-student/African-American person to serve on Graduate Student Association (GSA) and Undergraduate Student Association (UGSA) governing boards and the Illini Union Program Activities Board. He worked to open the doors to University facilities (Huff /Men's Old Gyms and the English Building).

Johnson has consulted and been a guest lecturer in numerous departments over four decades and continues to advocate for a stronger community role to the Office of the Chancellor and the Office of the Mayors of Champaign and Urbana.

Black Community Network
(30 black professional and retired persons who meet on a monthly basis to discuss issues affecting the black community)

Community Advocacy Depot (1970-79)
(Provided technical assistance to community based groups, individuals, and government on issues of environment, land use, housing, and the economy.)

- Developed first review of R-U District, University of Illinois
- Designed and initiated clearance of northeast Champaign Oak/Ash Project area
- Designed Springfield Urban Renewal Project area
- Consulted with numerous groups, persons, and governments throughout Midwest

Concerned Citizens (1967-79)

- Established Project 500 and recruited 125 black students in C-U area
- Designed and built Bradley Park Apts. 98 units of 236 low/mod. income housing
- Established Alternative Education Program to offer tutorial services and provide a comprehensive learning program for 2500 youths in the C-U inner city

Neighborhood Youth Design Depot
(Offered black youths a different view of community issues.)

Northeast Champaign Cultural Techniques Institute

Northeast Champaign Housing Development Corporation
(Built and marketed 21 FHA 225 single family detached housing units.)

1960-67
People's Poverty Board
(Emphasis on integration of C-U public schools: Organized around issues of racism, fair housing laws, employment, urban renewal, and credit transactions.)

Johnson Papers - Personal

Northeast Champaign Youth Movement
(Brought together 25 youth gangs to halt gang wars and redirect their energies towards positive community involvement.)

Plain Truth
(First black newspaper serving northeast C-U.)

Co-directed low-income family planning project for National Urban League, Family Services, and National Child Study Association to equip low-income families to meet the challenges of urban life.

Director, C-U Social Service Program, Dept. of Mental Health, Adler Center Zone V (1965-67)
(Assisted families in combating the impact of poverty on the mental health of the family.)

Awards:

First recipient, Chalmer Award for Public Service American Civil Liberties Union (1985)

Recognition of services, Land of Lincoln Legal Assistance Foundation (1980)

Citizen of the Year, Champaign County Urban League (1984)

Recognition of services, Champaign County Regional Planning Commission (10 years)

Certificate of Merit, Champaign Police Dept. (1981)

Numerous writings, lectures

John Lee Johnson

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PERSONAL NARRATIVE

John Lee Johnson is a 59-year resident of the Champaign-Urbana community. For almost four decades, he has worked serving the Champaign-Urbana area through a variety of economic development programs to redevelop the low to moderate neighborhood of the Champaign-Urbana area. Mr. Johnson was an early advocate of a strong neighborhood based participation program in the city of Champaign's first urban renewal program in the early 1960s.

Mr. Johnson organized the Concerned Citizens committee, a community based group of citizens who monitored the city's urban renewal activities, and organized the Concerned Citizen/Interfaith Churches, a non-profit Housing corporation. This organization sponsored the first FHA 236 housing community of which consisted of 98 apartments within the city's urban renewal program. In addition, to the concerned citizens committee, Mr. Johnson established the northeast Champaign Progressive Housing organization which sponsored and marketed 12 FHA 235 single family detached homes in the Champaign Urban Renewal Project. These activities contributed to the city of Champaign becoming one of the few communities of America ever to close-out an urban renewal program.

To address the continued development needs of low income residents of the Champaign Urbana area, Mr. Johnson established in 1969, the CAD, Community Advocacy Depot. The CAD was a planning partnership between the University of Illinois School of Architecture and Planning Department. Through this partnership, Mr. Johnson planned the redevelopment a 150 acre dilapidated neighborhood in northeast Champaign. All aspects of design and redevelopment was supervised by Mr. Johnson with the actual plan being articulated by him before the Champaign City Council. During the tenure period that the CAD existed, Mr. Johnson worked in numerous states and on committees providing a hosts of technical support addressing neighborhood redevelopment and affordable housing.

For the past twenty years, Mr. Johnson has been involved in the redevelopment of neighborhoods in the Champaign-Urbana area through advocacy work with the cities of Champaign and Urbana - Community Development Block Grant Annual Planning which has contributed to a very strong community renewal policy in the twin cities.

In addition, he has developed a strong partnership with the banking communities through use of the Community Reinvestment Act. He was one of the first outspoken critics of the lending policies within our banking community. Mr. Johnson's efforts established numerous CRA committees within Champaign's banking systems, and began a partnership with banks to expand affordable housing through the Federal Home Loan Bank of Chicago and the Illinois Housing Trust Fund. In the past ten years, Mr. Johnson has developed a multi-bank partnership along with a consortium of local governments in Champaign and Urbana to sponsor new affordable homes under a program called HOMEbuild. We are now into the third HOMEbuiild program coming to a complete total of 20 homes in this phase. Mr. Johnson has sponsored 140 homes in total, and has prepared and has had approved numerous applications to local government for CBG and HOME funds and numerous applications to the Federal District Bank and Illinois Housing Development Authority. He organized the first CHDO, Community Housing Development Organization, certified by the city of Urbana. This CHDO serves as a sub-recipient and is the leading arm for Champaign and Urbana for the construction of new affordable housing. He has put together numerous development teams, architects, engineers, and attorneys to provide a complete development

Johnson Papers- Personal

Personal Narrative (1963-2001)

team for the development of affordable housing and neighborhood revitalization. His teams have been supported by extensive bank mortgage funds and local government participation.



John Lee Johnson

Bringing home a dream

Historical Brief
Birth, 1941 to Present 2001

Historical Brief:

John Lee Johnson
Program Manager, Illinois Center for Citizen Involvement
Birth, 1941 to Present, 2001

Personal Background

John L. Johnson was born to Thomas Delux Johnson and Mamie Carr Johnson on August 7, 1941 in the Champaign County Hospital which is now the Champaign County Nursing Home. He was the seventh of twelve children, and they all dwelled in a two-bedroom frame home located at 201 E. Columbia Street, Champaign, IL. (Now known as the Oak-Ash area.) Along with other youths of that neighborhood, their playground was the Northfork Railroad track and the Illinois Central track, the junkyards, alleyways, and vacant of their neighborhood. As a child, Mr. Johnson constantly asked his mother why they lived in such a small home...why it was so dark at night in their neighborhood...why didn't they have things for play. These discussions later had a profound impact on John Lee's life.

He attended the Champaign segregated elementary school system. He entered Lawhead Elementary School at the corner of Fifth and Grove streets. In the late 40's, he went to Williard Middle School at the corner of Fifth and Church streets. He was described as a very talkative child whom the teachers had to constantly get after for his attention. He was generally liked by his fellow students, and he was constantly gathering students to him to hear the imaginary stories and tales he told to entertain them and himself. He entered Champaign Jr. High School as his first integrated school experience in the early 50's where he continued to talk and entertain. While at the same time his curiosity grew as he made comparisons between his neighborhood and those he would walk through going to and from home on his way to school. He continued to be seen by his neighborhood friends and peers as an exceptional person because of his gift for gab and his imagination. He was known by the nickname of "Muddy Rivers." Which denotes a person who possessed an endless flow of talk, just as a river. It was not unusual for John Lee to hold court to the late evenings throughout his neighborhood entertaining children about old movies, poking fun at them, and simply expressing himself from those things that he may have seen during that day. These virtues were carried throughout his educational life and when his family moved from 201 E. Columbia St., Champaign to 1409 W. Dublin St., Urbana, IL in 1955, John transferred to the Urbana High School.

During his two years experience at Urbana High School, John Lee learned a greater appreciation for the importance of education. There he met several teachers. Ms. Lawson who became his learning mentor by the talks she gave her class each morning on her experience during the depression and how important learning was to her. Those talks inspired John Lee for the first time. From these talks he made a promise to himself that he would always champion the cause of learning and do everything in his power to make sure that other children did not miss their opportunity for learning as he

Personal Narratives (1900s-200

had done in the early years of his life. During his time in school he again became a champion of conversation, being known by the teachers and the student body as charismatic person who could speak on any subject. Often he would lead the debates in his classroom. More than not, teachers turned away from him to encourage other children to participate in the discussions. John possessed terrific talent for drawing poetry and was among the leading art students at Urbana High School. During this period, John also continued his campaign of open neighborhood talks, he found himself with members of the Champaign Police Department who felt he talked too much, and did not like the idea that he held court, and would routinely publicly criticized their actions in his neighborhood.

Throughout his teenage life and into adulthood, he continued to be in conflict with some elements of the Champaign Police Department who resented his relationship to his community. It was not unusual to find John Lee Johnson being arrested every weekend on charges of interfering with the duties of a police officer or exciting riots. This became so commonplace that anytime John Lee appeared on the scene, that a Champaign Police squad car pulled up, he was arrested. No matter how many times this repeated itself, John Lee Johnson always returned for more.

First Community Activities

The basis from which John Lee Johnson gained his knowledge and expanded the knowledge about his community came from a twenty-year relationship with a neighborhood friend, Roy Williams. This friendship was unique because the two were inseparable. Everywhere you saw John Johnson, you saw Roy Williams. Their partnership was such that their whip was so enormous, people would gather just to hear their commentary on random topics which they requested Johnson and Williams to speak upon for their enlightenment. Their duo found them involved with the Interfaith Council and the desegregation of the Champaign schools. They were the leading voice in opposition to the Northeast Urban Renewal Program and they were a voice against the University of Illinois campus, and the lack of equal opportunity afforded the Black community of Champaign. This duo created the first sustained Black newspaper in northeast Champaign, "The Plain Truth." They established the People's Poverty Board, and for the first time created an integrated progressive coalition. Mr. Peter Rasmussen became the first non-black person who worked in northeast Champaign addressing the political problems that the Peoples Poverty Board discussed in the issues of Black youth. Mr. Johnson brought together all of the Black youth group except one in this area, calling them the Northeast Champaign Youth Movement in an effort to engage them in a series of issues that were community related and self-related issues for them as growing youngsters. This was during the 60's where gang violence escalated itself in the Northeast communities of Champaign. Mr. Johnson challenged the NEYM to become responsible by changing their names to the Blanks and demanding that they earn their roles as young Black citizens. He then organized the Black Revolutionary Party. He again challenged the members of the Blanks to become positive images for their communities by being instruments of significant social change. As this moved ahead, the People's Poverty Board moved to the University of Illinois to seek

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This entry into the University opened the doors for a series of University based community activities. A meeting with the chancellor in which greater employment access was demanded which created the Learner Program, Clerical Training program, and access to trade craft programs. In addition, the People's Poverty Board demanded that the University be opened to the youth of Northeast Champaign and to non-student Blacks just as it was opened to non-student Whites. In support of this discussion, leaders of local groups from the Black community which composed the leadership of the Black Revolutionary Party met with the chancellor. They requested his assistance in speaking to the Champaign City council and the Champaign Park board to expand the facility at Douglas Center and to improve the recreational facility for African-American children in Northeast Champaign. The Black Revolutionary Party also met with Mr. Ed Nesitigan, the program director of the campus YMCA, where they asked for the use of the campus space as a recreational site facility for themselves. This became the first campus YMCA and Black community relationship.

Highlights of Employment, Activism and Advocacy

- Johnson takes job with Adler Zone Center, State Mental Health Department, as an advocate for the poor in examining methods to strengthen and improved mental health.
- Johnson established the Concerned Citizen committee, the first sustained community organization to have an open public forum covered by the press where issues of race and poverty were discussed.
- Johnson established the Community Advocacy Depot as the first instrument by which the Black community could participate and take control of urban renewal activities in the northeast areas of Champaign. The CAD was the first community and school of architect partnership in our nation where it was controlled by the community.
- Johnson worked to establish the Special Education Opportunities program in 1967 to expand Blacks enrollment at the undergraduate level at the University of Illinois.
- Johnson recruits 150 local youth to attend the University of Illinois.
- In 1966, Johnson was named Staff Organizer for Project Enable which provided a forum for education and neighborhood action for a better living environment, the first organized effort to eradicate household poverty sponsored by the Urban League of Champaign.
- Johnson accused by Champaign citizens that his Black Revolutionary Party was recruitment for the Black Panther Party.
- Johnson established the first comprehensive post-school program for Black youth at five elementary schools in the Urbana-Champaign area in partnership with the

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Johnson Papers - Personal
Personal Materials (1903-2001)

University of Illinois, Parkland College, Mass Transit Authority and the local school districts.

- Johnson runs for seat on the Champaign City Council in 1972.
- Johnson elected District Representative to become the first Black district representative in Champaign County.
- Johnson alters Affirmative Action plan for the city of Champaign, Ordinance 1300.
- Johnson proposes the city housing authority.
- Johnson demands greater affirmative action for African-Americans in all phases of city government setting the stage for the first Black Chief of Police, Bill Dye.
- Johnson co-authored the first landlord/tenant ordinance which was approved in Urbana.
- Johnson demanded the redevelopment of the eastside of District 1.
- Johnson calls the siting of the Police Department located at First and University.
- Johnson urged the city to redevelop the Oak-Ash area which is now the Martin Luther King subdivision.
- Johnson develops Bradley Park apartments; the first central state 236 subsidized low-income housing development.
- Johnson develops 235 single family detached homes to closeout the first city urban renewal program.
- Johnson blocks the use of UDAG funds for downtown development and city reapplies the funds for first-time homebuyers.
- CAD designs the first HUD approved single family detached public housing for Champaign.
- CAD completes design research for a cost-effective new Douglas Center.
- CAD proposes the first eastside redevelopment plan for North First Street.
- Johnson proposes the first comprehensive plan for the redevelopment of the Eads at Lincoln area in Urbana.
- The first Federal Home Loan Bank housing in the northeast area of Champaign is developed by Johnson.
- Johnson examines the educational performance of Black children in the Champaign and Urbana schools on a continual basis.
- Johnson files complaint to the Office of Civil Rights for the educational performance of African-American children in the Champaign school in 1997.
- Greater civil rights are sought by Johnson for African-American children and their parents in public schools of Champaign 1n 1998.
- Johnson becomes the first facilitator for the city of Champaign to redevelop the North First Street area.
- Johnson offers the first redistricting map for the Urbana Board of Education.
- Deciding vote cast by Johnson to unionize the city's workforce.
- Johnson urges the televising of city council meetings.

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*Various news articles have been attached to this document for your review. The sources of these articles are the Champaign Urbana Courier, the News Gazette, and the Daily Illini.

Johnson Papers- Personal

Personal Narratives (1990s-2001)

CHAMPAIGN COUNTY HISTORY QUARTERLY

PUBLISHED BY THE CHAMPAIGN COUNTY HISTORICAL MUSEUM AT THE CATTLE BANK



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PREMIER ISSUE

Vol. 1 No. 1 – Summer 2001

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Personal Material Jes (1990s-2001)