

## 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

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.

## 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 encourage 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.



## 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.



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.)



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.

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.

### 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.

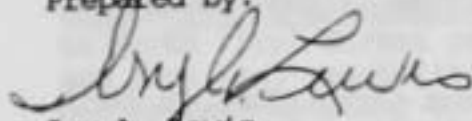
The Planning Department has the lead responsibility for completing the plan and scheduling and facilitating all public meetings. Planning will receive



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.

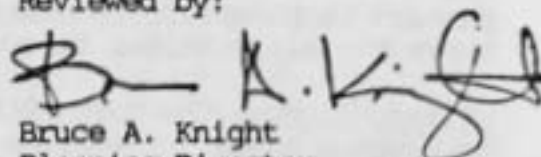
**Recommended Action:** The Administration recommends Council approval of Alternative 1. The next step in the process is to complete the Economic Development - TIF funding policy which is scheduled for Council review later this month, and complete the implementation plan and present it to the Focus Group,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

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 commercial 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 commercial 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;



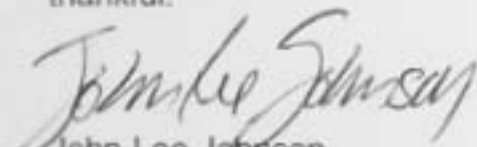
and 2) a favorable loan rate can still be offered to the North Side businesses, based on the rate under which the lenders accepted the funds for the home ownership program. Although the agreement between the Treasurer's office and the banks has two years left, Ms. Chana believes that those two years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

## 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 <sup>50</sup>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~~ <sup>DP/PLS</sup> 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 architecturally/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:** EDWG 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.

**Funding Criteria:**

Owner equity exceeds City assistance (max City assistance is 50% of project cost).  
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).  
Business Start-Up Grants: up to \$5,000 matching grant.  
Education and Training Grants: \$5,000.  
Business Start-Up/ Expansion Equity Grants: 10% of commercial loan up to a max of \$10,000.

**Funding Level:**

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.

## 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	

## 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
<p>➤ 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.</p>	<p>-North First Street Business Association</p>	<p>-January 1995</p>	<p>-Private funds for operating.</p>	<p>-A business association has been formed. The mission, structure, bylaws, and recruitment procedures must be established.</p>
<p>➤ Examine ways to establish a visual link between businesses along North First Street and between this district and surrounding commercial districts.</p>	<p>-City of Champaign-Planning Department, Public Works -North First Street Business Association</p>	<p>-January 1995-April 1995</p>	<p>-General Operating Funds (for planning activity) -TIF funds for actual physical improvements.</p>	<p>-Improvements must be coordinated and compatible with individual redevelopment projects.</p>
<p>➤ Develop design standards to improve the transition between residential and commercial uses; use new zoning provisions where appropriate.</p>	<p>-City of Champaign-Planning Department -North First Street Business Association -Residents in surrounding neighborhood</p>	<p>-January 1995-February 1995</p>	<p>-General Operating Fund</p>	
<p>➤ Seek opportunities for joint ventures with businesses in surrounding areas that promote common interests.</p>	<p>-North First Street Business Association</p>	<p>-Ongoing</p>	<p>-Private Funds</p>	<p>-North First Street commercial district is surrounded by three commercial areas; not all of them have an existing business association through which to participate in joint promotional ventures.</p>

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

## 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
<p>▶ Establish a Business Watch Group and a partnership with the Police Department to improve security and discourage unlawful behavior.</p>	<p>-North First Street Business Association -Champaign Police Department</p>	<p>-January 1995 (start-up); activities ongoing</p>	<p>-Private Funds</p>	
<p>▶ Increase Police Patrols around bar closing time.</p>	<p>-City of Champaign-Police Department</p>	<p>-January 1995 (start-Up); activity ongoing</p>	<p>-General Operating Funds</p>	<p>-Police Officers will be encouraged to pay attention to activities while travelling to and from headquarters.</p>
<p>▶ Establish minimum interior and exterior property maintenance standards for the required upkeep of all buildings in the North First Street Commercial area.</p>	<p>-City of Champaign-Neighborhood Services Department, Planning Department</p>	<p>-January 1994 - August 1994</p>	<p>-General Operating Funds</p>	<p>-The comprehensive review of existing codes and procedures was completed in August 1994. The development of a vacant structures ordinance is currently underway.</p>
<p>▶ 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.</p>	<p>-City of Champaign-Neighborhood Services Department</p>	<p>-January 1995-February 1995</p>	<p>-General Operating Funds</p>	
<p>▶ Prepare building improvement/rehabilitation plans and improve exterior property maintenance.</p>	<p>-Property Owners -Business Owners</p>	<p>-January 1995-June 1995</p>	<p>-Private Funds -UDAG Funds</p>	<p>-Several business and property owners have begun work on their building improvement plans.</p>



## NORTH FIRST STREET REDEVELOPMENT PLAN IMPLEMENTATION PROGRAM

**MARKETING GOALS:** Create an environment that 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
<ul style="list-style-type: none"> <li>• Develop and implement business plans that address consumer markets, product marketability, operational issues, business management, and short- and long-term financing.</li> </ul>	<ul style="list-style-type: none"> <li>-Business Owners</li> <li>-North First Street Business Association</li> </ul>	<ul style="list-style-type: none"> <li>-January 1995 -June 1995 (business plan development)</li> <li>-Activities ongoing</li> </ul>	<ul style="list-style-type: none"> <li>-Private Funding</li> <li>-UDAG</li> </ul>	<ul style="list-style-type: none"> <li>-Some business owners are already working on their business plans.</li> </ul>
<ul style="list-style-type: none"> <li>• Identify market opportunities within the surrounding residential areas.</li> </ul>	<ul style="list-style-type: none"> <li>-North First Street Business Association</li> <li>-City of Champaign-Planning (Development Consultant)</li> </ul>	<ul style="list-style-type: none"> <li>-Ongoing market analysis</li> </ul>	<ul style="list-style-type: none"> <li>-Private Funding</li> <li>-UDAG</li> </ul>	
<ul style="list-style-type: none"> <li>• Establish a cooperative marketing/promotional program.</li> </ul>	<ul style="list-style-type: none"> <li>-North First Street Business Association</li> </ul>	<ul style="list-style-type: none"> <li>-January 1995-December 1995</li> </ul>	<ul style="list-style-type: none"> <li>-Private Funding</li> </ul>	
<ul style="list-style-type: none"> <li>• Work with a facilitator to coordinate individual building rehabilitation plans and schedules.</li> </ul>	<ul style="list-style-type: none"> <li>-North First Street Business Association</li> <li>-Business Owners</li> </ul>	<ul style="list-style-type: none"> <li>-Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>-TIF Funds/ UDAG Funds</li> </ul>	



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?

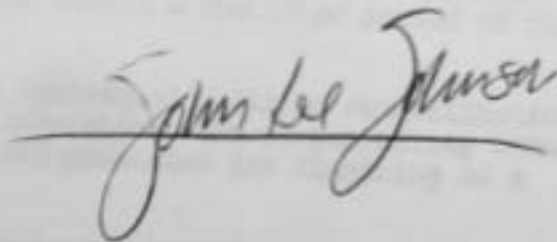
3. Will the CDC/member banks accept loan request outside the North First Area?

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 Treasurer'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?

A handwritten signature in black ink, reading "John Lee Johnson". The signature is written in a cursive style and is positioned above a horizontal line.

## 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 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:

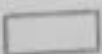




- Demonstrated effort to improve building conditions through rehabilitation and improved exterior property maintenance. Recognized efforts will include preparation of building improvement plans, including business plans, and attempts to secure financing within a specified period of time (should not exceed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

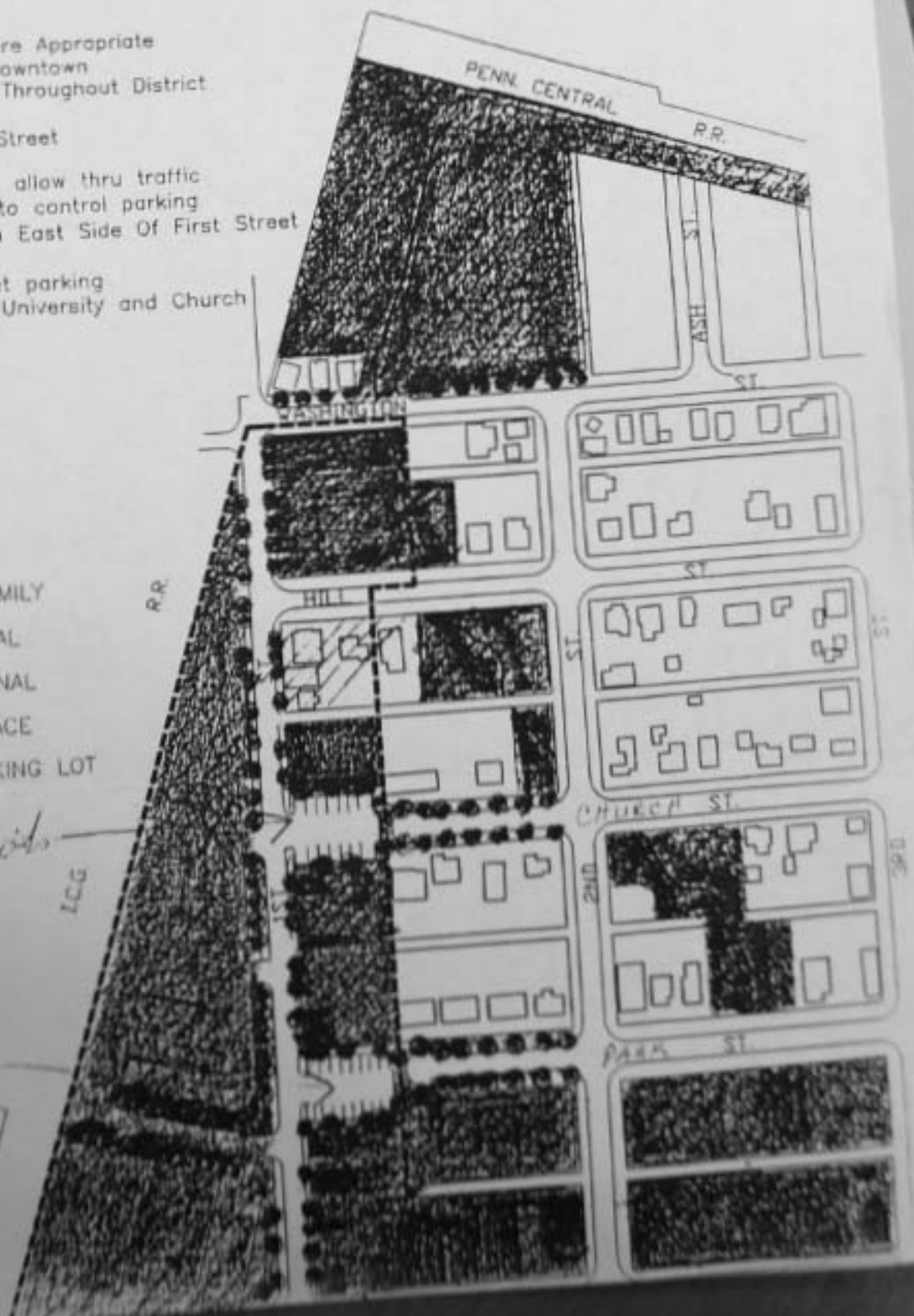
- Improve business operations through better planning, business management, marketing, inventory control, accounting, employee training, etc.
- Seek training to improve business management skills.
- Develop business plans that address financing improvements, business expansion if appropriate, revenue projections, marketing/promotion, etc.

# NORTH FIRST STREET Land Use Redevelopment Alternative 2

- 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

	SINGLE FAMILY
	COMMERCIAL
	INSTITUTIONAL
	OPEN SPACE
	MINI PARKING LOT

*Mean for lots*  
ICG



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:

- o a partial list of persons to receive the Project Coordinator Request for Proposal (RFP);
- o a schedule for the recruitment process; and
- o 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  
Clarence Davidson  
Freddie Gordon

Elease Milton  
Harold Drish  
Rev. Phillip Wright  
Eddie Jackson  
Cleveland Jefferson  
Amen East

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



## *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.

# *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 Cork, 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 3, 1995

time: 12:00 to 5:00

place: City Building (lower level meeting area-check with receptionist for directions and room number)

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**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 has 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 develop 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, as 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 by 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 the great 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 Planning 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 be addressing the following types of needs among Association members:

- B. Re
- 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 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*

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## *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



**NORTH FIRST STREET REDEVELOPMENT PROJECT**

Parcel ID #	Property Location	Property Owner	Business ID #	Business Owner/Lessee	Assessed Valuation			Building Assessments	
					Tax ID #	Land	Building	Rehab \$	Condition
1	102 E. University	C.C. Housing Authority Stan James 385-1525		public	46-21-07-304-011	\$ 2,250	\$ 16,870	public	good
2	104 E. University	C.C. Housing Authority Stan James 385-1525		public	46-21-07-304-012	\$ 2,250	\$ 17,870	public	good
3	106 E. University	Laborers Union #703 106 Anthony Drive, Urb. 253-2931		vacant lot	46-21-07-304-013	\$ 2,410	\$ -	lot	
4	110 N. First	Le Roy McCall 1302 1/2 Dublin, Urb. 384-1104	<b>B1</b>	Phillips Wright Tweat's Fashion & Style Shop 355-0499	46-21-07-304-008	\$ 3,790	\$ 5,090	\$ 55,190	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 1302 1/2 Dublin, Urb. 384-1104		vacant building	46-21-07-304-006	\$ 3,680	\$ 6,640	\$ 141,800	poor/fair
7	118 N. First	Eddie & Ruth Jackson 1305 Exits, Urb. 384-7678	<b>B2</b>	Eddie & Ruth Jackson restaurant/bar 384-7678	46-21-07-304-005	\$ 3,680	\$ 9,960	\$ 83,700	vacant/poor
8	118 N. First	City		vacant lot	46-21-07-304-004	\$ -	\$ -	lot	
9	120 N. First	Clarence Davidson 352-5311	<b>B3</b>	Clarence Davidson Ruddies Bar 352-5311	46-21-07-304-003	\$ 3,290	\$ 8,853	\$ 47,500	improving
10	122 N. First	Wordell & Georgia Briggs 352-1067 356-2283	<b>B4</b>	Wordell & Georgia Briggs Pool Hall 356-2283	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 352-7106		vacant building	46-21-07-303-006	\$ 2,100	\$ 7,180	\$ 247,800	vacant/poor
14	204 N. First	Jean Orish 356-6235	<b>B5</b> <b>B6</b>	Joe Taylor 384-1343 Rose & Taylors Barber Shop 358-9688 Moris Dukas & Helen Locks of Glory Beauty Shop 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	Dease Milton 359-3547 1216 N. 9th, Ch.		vacant building	46-21-07-303-003	\$ 320	\$ 8,000	?	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	<b>B7</b>	James Jones (Brown & VanDyke) Lodge 359-8672	46-21-07-303-001	\$ 1,170	\$ 17,100	\$ 62,000	poor
18a	210 N. First	Lone Star Lodge No. 18	<b>B8</b>	Jamie Faulkner Banks Barber Shop 358-8441				\$ 62,500	poor
19	103 E. Church	Clayfyrne 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	46-21-07-302-010	\$ 4,530	\$ -	lot	
21	306 N. First	Robert Hambrick 2809 Bemiss, Ch. 359-4541		residential-duplex	46-21-07-302-003	\$ 2,270	\$ 6,330		demo
22	306 1/2 N. First	Le Roy McCall 1302 1/2 Dublin, Urb. 384-1104		residential-duplex	46-21-07-302-002	\$ 3,850	\$ 1,010		demo
23	308 N. First	Robert Hambrick 2809 Bemiss, Ch. 359-4541	<b>B9</b>	Hambrick Services - Offices residential-multi family 359-4541	46-21-07-302-001	\$ 1,140	\$ 12,830		rehabed
<b>TOTALS</b>						<b>\$56,500</b>	<b>\$ 143,913</b>	<b>\$ 733,950</b>	

**NORTH FIRST STREET REDEVELOPMENT PROJECT**

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3	106 E. University	Labors Union #703 102 Anthony Drive, Urb.		vacant lot	45-21-07-304-013	\$ 2,410	\$ -	lot	
4	110 N. First	Le Roy McCall 1302 1/2 Duhan, Urb	<b>B1</b>	Phillips Wright Tasea's Fashion & Style Shop 355-0498	45-21-07-304-008	\$ 3,790	\$ 6,090	\$ 63,150	poor
5	112 N. First	Larry Peters 114 E. University (Ye Old Furniture)		vacant lot	45-21-07-304-007	\$ 3,840	\$ -		
6	114 N. First	Le Roy McCall 1302 1/2 Duhan, Urb		vacant building	45-21-07-304-006	\$ 3,680	\$ 6,840	\$ 141,500	poor/fire
7	116 N. First	Eddie & Ruth Jackson 1005 Duhan, Urb	<b>B2</b>	Eddie & Ruth Jackson restaurant/bar 384-7579	45-21-07-304-005	\$ 3,680	\$ 6,960	\$ 83,700	vacant/poor
8	118 N. First	City		vacant lot	45-21-07-304-004	\$ -	\$ -	lot	
9	120 N. First	Clarence Davidson 352-6311	<b>B3</b>	Clarence Davidson Buddies Bar 352-6311	45-21-07-304-003	\$ 3,290	\$ 6,853	\$ 47,500	improving
10	122 N. First	Wardell & George Briggs 382-1967 388-2283	<b>B4</b>	Wardell & George Briggs Pool Hall 382-1967 388-2283	45-21-07-304-002	\$ 3,290	\$ 3,970	\$ 88,500	poor
11	124 N. First	City		vacant lot	45-21-07-304-001	\$ -	\$ -	lot	
12	104 E. Park	Betty Mottis 27 Linton, Urb		vacant lot	45-21-07-303-013	\$ 2,270	\$ -	lot	
13	202 N. First	Cleveland Jefferson 352-7198		vacant building	45-21-07-303-008	\$ 2,180	\$ 7,180	\$ 247,800	vacant/poor
14	204 N. First	Jean Dink 388-4238	<b>B5</b> <b>B6</b>	Joe Taylor Rose & Taylors Barber Shop 384-1343 388-9698 Moria Duke & Helen Locks of Glory Beauty Shop 355-4036	45-21-07-303-005	\$ 6,940	\$ 13,250	\$ -	fair
15	204 1/2 N. First	City		vacant lot	45-21-07-303-004	\$ -	\$ -	lot	
16	206 N. First	Ernest Milton 1216 N. 8th, Ch		vacant building	45-21-07-303-003	\$ 520	\$ 5,366	?	poor
17	208 1/2 N. First	City		vacant lot	45-21-07-303-002	\$ -	\$ -	lot	
18	208 N. First	Lone Star Lodge No. 18	<b>B7</b>	James Jones (Brown & VanClyke) Lodge 388-8572	45-21-07-303-001	\$ 1,170	\$ 17,100	\$ 62,000	poor
18a	210 N. First	Lone Star Lodge No. 18	<b>B8</b>	Jamie Faulmer Banks Barber Shop 388-4441				\$ 62,500	poor
19	103 E. Church	Clayton Stovel (and Robert)		residential	45-21-07-303-007	\$ 2,270	\$ 14,960		
20	103 E. Church	Wagner 212 E. University, Ch		vacant lot	45-21-07-302-010	\$ 4,530	\$ -	lot	
21	308 N. First	Robert Hancock 2809 Barrow, Ch		residential duplex	45-21-07-302-009	\$ 2,270	\$ 6,338		demo
22	308 1/2 N. First	Le Roy McCall 1302 1/2 Duhan, Urb		residential duplex	45-21-07-302-002	\$ 1,650	\$ 1,910		demo
23	308 N. First	Robert Hancock 2809 Barrow, Ch	<b>B9</b>	Hancock Services - Office residential multi family 388-4541	45-21-07-302-001	\$ 1,140	\$ 12,630		rehabed
<b>TOTALS</b>						<b>\$56,500</b>	<b>\$ 143,913</b>	<b>\$ 733,950</b>	



■ NORTH FIRST STREET REDEVELOPMENT PROJECT ■

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A commercial revitalization initiative

Champaign, Illinois

December 18, 1995

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



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 describes 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 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

Mr. Craig Rost  
January 18, 1996  
Page 2

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.

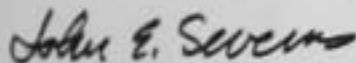
It should be recognized that Site Study 1 has been developed "in a vacuum," so to speak, to present some proposals which focus directly on the North First Street project without accounting for development west of First Street.

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

JES/pgh  
Attachments



# ■ NORTH FIRST STREET REDEVELOPMENT PROJECT ■

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A commercial revitalization initiative

Champaign, Illinois

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Jackson's Cafe

Banks Barber Shop

Streetscape

December 18, 1995

# The North First Street Redevelopment Project

A Commercial Revitalization Initiative

Project Coordinators' Final Report

Dennis L. McConaha  
William V. Cork

# The North First Street Redevelopment Project

A Commercial Revitalization Initiative

Project Coordinators' Final Report

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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 has 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.

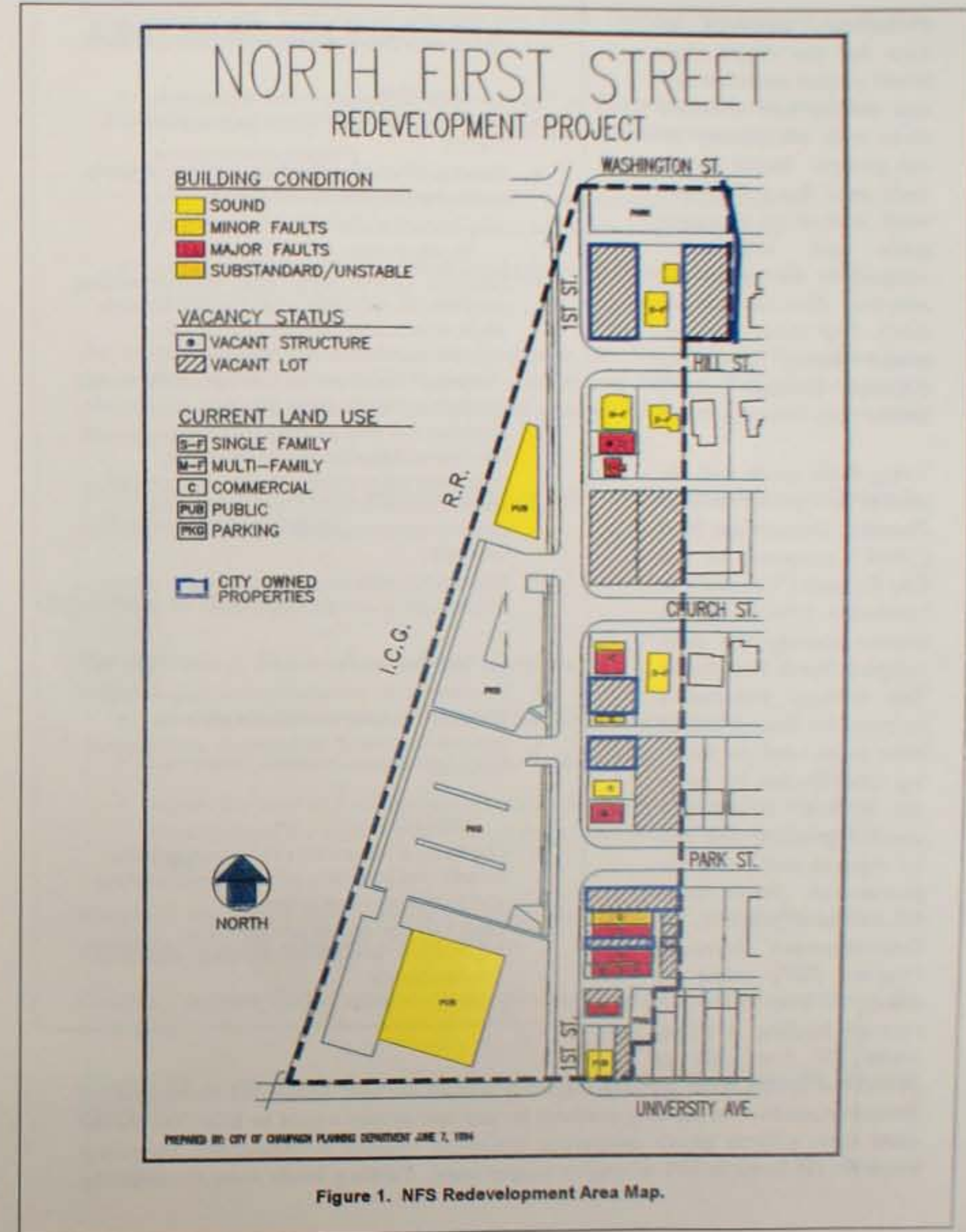


Figure 1. NFS Redevelopment Area Map.



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 policies 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 policies, 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.



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 are 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 selling 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, nothing is being done on this property.

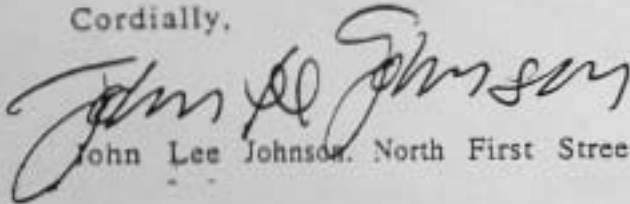
The action of Mr. Briggs, for lot 122, in his unwillingness to sale or offer a sale price prevents Mr. Taylor from completing his plan to erect a new barber shop at this location. The Jacksons, unwillingness to reach a decision on a sale price, and their constants position it's not up to one but both. 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.

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. McCall's 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 begin 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



**MARKETING PLAN OF ACTION**  
January/February, 1999

<u>DESCRIPTION OF ACTIVITY</u>	<u>Week Ending DATE</u>	<u>PLACES OF CONTACT in Geographical Area</u>	<u>EXPECT TO ACCOMPLISH</u>	<u>ACTUAL ACCOMPLISHMENTS</u>
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 operators 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 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.	

## 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 acquaintances.	
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 workshops	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 workshop. Include people from Bank at workshop. 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.	

MARKETING PLAN OF ACTION  
January/February, 1999  
Continued

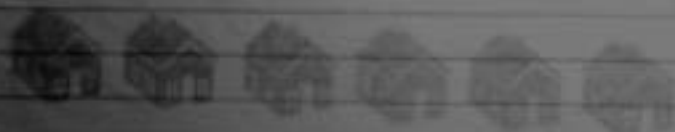
<u>DESCRIPTION OF ACTIVITY</u>	<u>Week Ending DATE</u>	<u>PLACES OF CONTACT in Geographical Area</u>	<u>EXPECT TO ACCOMPLISH</u>	<u>ACTUAL ACCOMPLISHMENTS</u>
12. News Media	2/26	WCIA Community Service - Workshops WDWS Radio - Call in WBCP - Rev. Shelby - Workshops	12. Send work shop information to the 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.	



5/18/92 TRK business  
inty

Name TEL Address

Don "Mated" Mues	893-9244	
Conne Jones	328-1103	
Bonnie Jones	328-1703	
William H. Shabazz	(214) 359-1330	
Bo Phillip Tucker	354-6706	
Ben Epton Co. Sr.	356-7379	
Vern Barkstals	354-1364	
Frank Maxime	356-1042	
Terry T	356-1188	
Uziel Cavers	351-7060	
Chas H. Harg	610 Quinn C.	



*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  
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June 28<sup>th</sup>, 1995

2<sup>nd</sup> Business Mtg.

7:30 pm - 17 Taylor St.

Champaign, IL

FROM: JEFFREY W. BROWN, FELLOW

Names

Address

John Lee

44 E. Main & 10th St

Robert Hambrick

308 N. First St.

Carina Hambrick

308 N. First St.

Joe L. Taylor

RASE & TAYLOR 204 N 1st C

Georgina Wanders Brigg

122 N First C

John Savens

Bob Maria

Champaign County RPC

Bill Cork

McCOMAHA & CORK - NPS Proj. Coord.

Guth Jackson

Jackson Dist. 116 N First St.

July 12, 1995

1st Business Association Mtg.  
17 Taylor Street

Names

Address

John Be Johnson	44 E. Main St RM 205
Paul Jackson	116 N First St C
Joe L. Taylor	ROSE + TAYLOR 204 N. 1st C
Henrietta Kipp	122 N <del>1st</del> First St C
Bill Cook	Coordinator PFS Redon
Carra Hambick	Representing Robert Hambick 308 N. 1st. C

- A. Update on business who have dealt with the coordinator and report on business plan development
1. Wendell Pool Hall
  2. Hambick Maintenance
  3. Rose & Taylor
  4. Clarence Davidson (Buddy's)

July 19, 1995  
1st Association mtg.

Name Address Del.

John Lee Johnson

Jeanne H. Jones

Futh Jackson Jackson Post 116 N first st

Eddie Jackson 1111 111 111 1114

Georgia Briggs 122 N First St "Post Hall"

Mont Hunt 308 " " Hunt Club

Bill Cork NPS COORDINATOR

Lela Ammons

Robert Peters

Lee McCall

Shawn Milton

Joe & Tary ROSE & TAY 204 N. 157

**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. Eleese 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

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

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