



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, May 10, 2018

4:30 PM

210 Martin Luther King, Jr. Blvd.
Room GR-27 (City-County Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:35 p.m.

Present: 5 - Sara Eskrich; Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brassler and Claude A. Gilmore

Absent: 1 - Sheri Carter

Staff: Natalie Erdman, Tom Conrad, Kris Koval, Craig Wilson, Brian Grady, Jim Nichols

APPROVAL OF MINUTES

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve the Minutes of the April 12, 2018 meeting. The motion passed by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Sara Eskrich is a member of the Bayview Foundation Board.

1. [32700](#)

COMMUNICATIONS

Tom Conrad reported that the Vera Institute of Justice, hired by HUD, would provide technical assistance for ex-offenders re-entering communities. We intend to apply for this program and hope to be able to change the rules for Section 8 eligibility for such persons.

Sheri Carter arrived at 4:40 p.m.

Present: 6 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brassler and Claude A. Gilmore

2. [51349](#)

Adopting the City of Madison Comprehensive Plan.

Brian Grady of the Planning Division provided an overview of how information had been gathered and how the plan has progressed to its current status, which is Phase 4-the adoption process. He thought the neighborhoods and housing elements of the plan were probably most significant for the CDA. He asked for questions and comments from the Board.

The Board were most concerned about the following points:

- The solutions in the plan for troubled or problem-areas of town overwhelmingly favor those who already have land and money.

- The Board praised efforts to gather input from the community, particularly those who are usually not included in the public engagement process (low-income, senior, homeless others). However, once the Plan is approved, how will those same people be informed of the progress of the Plan? The barriers that normally prevent them from participating in the public process would still be in place. In addition to regular public progress reports, it was suggested that the Resident Panels formed during the information-gathering process could be continued, and they could receive Plan updates at regular meetings.
- There is a big economic gap in Madison, particularly a lack of lower-middle-class and middle-class career options for ordinary high-school graduates, which goes far beyond the scope of this Plan.
- The Board decided the Plan should be approved, but with an Amendment as to "the understanding that the Plan Commission will consider a system of accountability to stakeholders."

A motion was made by Carter, seconded by Gilmore, to Return to Lead with the Following Recommendation(s) to the PLAN COMMISSION: that Resolution be Approved, with the understanding that the Plan Commission will consider a system of accountability to stakeholders. The motion passed by the following vote:

Ayes: 6 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brassler and Claude A. Gilmore

PRESENTATION OF CONSENT AGENDA

A motion was made by Carter, seconded by Gilmore, to Adopt the Consent Agenda, approving Items 7 and 12, and referring Items 9 and 13 to a future CDA meeting, The motion passed by voice vote.

7. [51482](#) CDA Resolution # 4271 - Disallowance of claim made by Shamim Nalan, Insurance Claim No. 2018088814
- A motion was made by Carter, seconded by Gilmore, to Approve. The motion passed by voice vote.**
9. [51527](#) CDA Resolution # 4273 - Authorizing a space use agreement with Today Not Tomorrow, Inc. to use a portion of the north building located at 2202 South Park Street within the Village on Park.
- A motion was made by Carter, seconded by Gilmore, to Refer to a future meeting of the COMMUNITY DEVELOPMENT AUTHORITY. The motion passed by voice vote.**
12. [51478](#) CDA Resolution # 4267 - Authorizing a waiver of the Façade Improvement Grant Program Target Area for property located at 308 S. Paterson, and directing staff to process the application under the normal operating standards and procedures of the program.
- A motion was made by Carter, seconded by Gilmore, to Approve. The motion passed by voice vote.**
13. [51479](#) CDA Resolution # 4268 - Amending the Bylaws of the Community Development Authority
- A motion was made by Carter, seconded by Gilmore, to Refer to a future meeting of the COMMUNITY DEVELOPMENT AUTHORITY. The motion passed by voice vote.**

Claude Gilmore left the meeting at 5:37 p,m,

Present: 5 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine and Dean Brassler

Excused: 1 - Claude A. Gilmore

DISCUSSION ITEMS

HOUSING OPERATIONS

3. [49981](#) Housing Operations Monthly Report - 2018
- a. PHAS: Conrad reported that in the report the information for AMP-200 East is now set up retroactively to January, 2018. The next monthly report will show the actual number of vacancies. 18 of the previously moth-balled units are now spoken for.
- b. Section 8: Conrad said the increase in per-unit cost will go up once the payment standard is increased (item #5 on this Agenda).
- Report accepted.**
4. [51483](#) First Quarter Financial Report - 2018
- Conrad noted that this report is only for the First Quarter of 2018, and so is not reflective of the year as a whole. However, it is the first time he has been able to use this format for a first-quarterly report.
- He noted that the \$86,000 deficit for AMP 200 East is for repairs, but it should show a \$12,000 profit by year-end.
5. [51480](#) CDA Resolution # 4269 - Establishing the Payment Standards for the Section 8 Housing Choice Voucher Program
- In regard to this increase, Conrad noted:
- Dane County recently increased their standard to 95% (April), and we are going to 95% in cooperation with them.
 - Our current waiting list is moribund. It will need to be re-opened later this year, and we must implement a priority to not give vouchers to those who are already in subsidized housing.
 - This increase will help the choice aspect for voucher holders.
 - An increase to 100% may be requested for 2019.
 - This increase to 95% will be effective July 1, but only for new vouchers or when existing vouchers are recertified.
 - HUD recommends that we retain a reserve a 6-9% of funding, but not more than 10%, which could cause us to lose unspent funds. With our current vouchers and various new vouchers we will be starting, the projects we will end the year with a 10% reserve.
- Guerra asked why we could not spend more money, for example by an immediate payment standard increase to 100% and the issuance of still more vouchers.
- Conrad explained that an increase to 100% could create havoc within the County's Section 8 system, and they are our partners rather than competitors. Also, we are adding a lot of vouchers to our system. Even with all of these increases, there may not

be obvious indicators in the spending totals for several months. He said he will talk to Milwaukee HUD and Dane County Section 8 and create some projection models for the next CDA meeting.

A motion was made by Guerra, Jr., seconded by Carter, to Approve. The motion passed by voice vote.

6. [51481](#) CDA Resolution # 4270 - Authorizing the Community Development Authority to implement a Moving Up preference in the Section 8 Voucher program to provide rental assistance to families in Rapid Rehousing.
- Conrad said this is for Rapid Rehousing referrals. The City has contracted with The Road Home to provide case management to support families that will be referred from Permanent Supportive Housing to receive rent assistance through the CDA Housing Choice Voucher program.

Eskrich asked what the priorities were.

Conrad said elderly, then disabled, then those with minor children. Referrals from other organizations would override these preferences.

A motion was made by Eskrich, seconded by Guerra, Jr., to Approve. The motion passed by voice vote.

VILLAGE ON PARK

8. [51526](#) CDA Resolution #4272 - Authorizing the execution of a Second Amendment to the Lease executed between the CDA and the Wisconsin Women's Business Initiative Corporation for space within the Village on Park

A motion was made by Eskrich, seconded by Carter, to Approve. The motion passed by voice vote.

10. [51528](#) CDA Resolution #4274 - Authorizing a temporary land use agreement with Los Abuelos Farley Farms, LLC for a farmer's market at the Village on Park
- Kris Koval said this was the same farmers' market as that which currently operates outside the WWIC clinic, but with a different name. It would operate on Mondays and Wednesdays.

A motion was made by Guerra, Jr., seconded by Carter, to Approve. The motion passed by voice vote.

11. [51529](#) CDA Resolution #4275 - Authorizing the CDA to execute a lease with Wisconsin Science Museum, Inc. for office space at The Village on Park.

Koval presented this item:

- The Science Museum is currently downtown at MATC.
- They ran at a loss in 2017, but plan to make some salary changes.
- They wanted a right to lease at market rate when any lower-level space is available. As is, they will have a 10-day period to claim any such lease and must prove financial health.
- This space has never been rented before.

The Board thought a science museum was an excellent addition to the Village.

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve. The

motion passed by voice vote.

OTHER ITEMS

14. [35133](#) CDA EXECUTIVE DIRECTOR'S REPORT

Natalie Erdman provided a report.

Parkside (Triangle): a new boiler is needed, to ensure there will be good heat throughout the winter. CDBG will be able to provide funding, and we are applying for this.

15. [36526](#) BUSINESS BY THE COMMISSIONERS

None.

16. [35867](#) SCHEDULED MEETINGS

June 14, 2018

ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Eskrich, to Adjourn. The motion passed by voice vote.

The meeting adjourned at 6:33 p.m.