



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Thursday, June 1, 2023

5:30 PM

In person:  
215 Martin Luther King, Jr. Blvd.  
Room 215 (Madison Municipal Building)

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This meeting will include a Public Hearing on CDBG Unit's 2023 Action Plan.

### CALL TO ORDER / ROLL CALL

Staff Present: Jim O'Keefe, Linette Rhodes, John Vogt, Matt Frater, Julie Spears

Jennifer Campbell called the meeting to order at 5:32 pm.

**Present:** 6 - Nikki Conklin; Kristen Slack; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller

**Excused:** 2 - Dina Nina Martinez-Rutherford and Ousman Darboe

### APPROVAL OF MINUTES

A motion was made by Alder Conklin, seconded by Alder Slack, to Approve the Minutes from May 4, 2023. The motion passed by voice vote.

### PUBLIC COMMENT

None.

1. [77582](#) Public Comment

### DISCLOSURES AND RECUSALS

Angela Jones disclosed that she has a conflict with items 3 and 4 on tonight's agenda.

### PUBLIC HEARING

2. [78103](#) Public Hearing on CDBG Unit's 2023 Action Plan

Jennifer Campbell opened the public hearing.  
No members of the public are present.  
Jennifer Campbell closed the public hearing.

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**ACTION ITEMS**

- Present:** 6 - Nikki Conklin; Kristen Slack; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller
- Excused:** 2 - Dina Nina Martinez-Rutherford and Ousman Darboe

3. [77807](#) SUBSTITUTE: Authorizing an amendment of the contract between the City of Madison and Community Action Coalition for South Central Wisconsin (CAC) to provide Housing Stability Services, using Federal Emergency Rental Assistance (ERA) funds, and providing up to \$530,000 in additional ERA funds to CAC for use in providing housing navigation and support services to Community Development Authority clients, and authorizing the Mayor and City Clerk to execute a contract amendment with CAC to providing those services.

**A motion was made by Megan Miller, seconded by Alder Kristen Slack, to recommend approval of authorizing an amendment of the contract between the City of Madison and Community Action Coalition for South Central Wisconsin (CAC) to provide Housing Stability Services, using Federal Emergency Rental Assistance (ERA) funds, and providing up to \$530,000 in additional ERA funds to CAC for use in providing housing navigation and support services to Community Development Authority clients, and authorizing the Mayor and City Clerk to execute a contract amendment with CAC to providing those services.**

**Motion passed by voice vote, with Angela Jones recusing herself from the vote.**

**Ayes:** 5 - Nikki Conklin; Kristen Slack; Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller

**Recused:** 1 - Angela K. Jones

**Excused:** 2 - Dina Nina Martinez-Rutherford and Ousman Darboe

4. [77544](#) Approving a loan of up to \$87,000 to YWCA Madison, Inc. from the Community Facilities Loan Program to help finance the rehabilitation of programming space at the Empowerment Center located at 2040 S. Park Street, and authorizing the Mayor and City Clerk to sign an agreement for that purpose.

**Attachments:** [YWCA Madison CFL 2023 application \(Legistar\).pdf](#)

**A motion was made by Alder Nikki Conklin, seconded by Megan Miller to recommend approval of a loan of up to \$87,000 to YWCA Madison, Inc. from the Community Facilities Loan Program to help finance the rehabilitation of programming space at the Empowerment Center located at 2040 S. Park Street, and authorizing the Mayor and City Clerk to sign an agreement for that purpose.**

**Motion passed by voice vote with Angela Jones recusing herself from the vote.**

**Ayes:** 5 - Nikki Conklin; Kristen Slack; Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller

**Recused:** 1 - Angela K. Jones

**Excused:** 2 - Dina Nina Martinez-Rutherford and Ousman Darboe

**DISCUSSION ITEMS**

5. [78105](#) Action Plan

**Attachments:** [City of Madison DRAFT 2023 AAP.pdf](#)  
[2023 Action Plan 78112.pdf](#)

**Linette Rhodes discussed the Action Plan which will be introduced at Common Council next week.**

6. [78106](#) Capital Improvements to Non-profit Housing Providers

**Attachments:** [CINH Funding for 6 Non-Profit Housing Providers 78111.pdf](#)

**Linette Rhodes discussed this program.**

7. [78107](#) Affordable Housing Funds for Projects Seeking Tax Credits and HOME-ARPA Funds Request for Proposals

**Attachments:** [2023 AH Target Area Map DRAFT 05252023.pdf](#)  
[AHF-TC RFP ATT. F - HOME-ARP HOTEL CONVERSION DRAFT CDBG JI](#)  
[AHF-TC RFP DRAFT FOR CDBG 2023 V2.pdf](#)

**Julie Spears, Matt Frater and Jon Vogt introduced the draft RFP.**

8. [78109](#) Update on 1904 Bartillon Purpose Built Shelter

**Linette Rhodes gave a presentation on the updates to the purpose built shelter.**

**STAFF REPORT**

9. [78110](#) 2023 Work Plan

**Attachments:** [Year-at-a-Glance CDBG Committee 2023.pdf](#)

**Jim O'Keefe discussed the Capital Budget for 2024. CDD Capital Budget is dominated by the Affordable Housing Fund, the Men's Shelter and Community Facilities Loan Program.**

**He also discussed Heartland Housing pulling out of the permanent supportive housing apartments in Madison, Rethke Terrace and Tree Lane. Heartland failed in performance and financially, and the organization will no longer exist. A receiver has been appointed to get the properties back on track and in a position to be successful.**

**ADJOURNMENT**

**A motion was made by Alder Nikki Conklin, seconded by Angela Jones to adjourn at 7:41 pm. Motion passed by voice vote.**