



City of Madison

City of Madison
Madison, WI 53703
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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?*

Thursday, October 10, 2024

5:30 PM

Virtual Meeting

CALL TO ORDER / ROLL CALL

Staff present: Linette Rhodes, Ben Doing, John Vogt, Matt Frater, Hardy Garrison, Lance Vest (Office of Real Estate Services).

Campbell called the meeting to order at 5:35pm with a quorum present.

Present: 6 - Nikki Conklin; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Megan N. Miller and Matthew J. Phair

Excused: 2 - Dina Nina Martinez-Rutherford and Tiffany D. Malone

APPROVAL OF MINUTES

A motion was made by Phair and seconded by Alder Guequierre to Approve the minutes of September 12, 2024. Motion passed by voice vote.

PUBLIC COMMENT

1. [85574](#) Public Comment

Attachments: [Public Comments 85504 CDBG Committee 10-10-2024.pdf](#)

None

DISCLOSURES AND RECUSALS

Miller disclosed during item 84643 that as a UW employee there might be a conflict, and stated they would sit out the discussion of the item.

NEW BUSINESS

2. [85281](#) Authorizing the City's execution of a First Amendment to Lease, pertaining to the City's lease with the Salvation Army for the family shelter located at 4502 Milwaukee Street, for the purpose of extending the lease term and altering the maintenance provisions of the Lease. (District 3)

Attachments: [12226 1st Amendment to Lease.pdf](#)
[12226 Salvation Army Lease 5719164.pdf](#)

A motion was made by Miller and seconded by Phair to Recommend to Council to Adopt Authorizing the City's execution of a First Amendment to Lease, pertaining to the City's lease with the Salvation Army for the family shelter located at 4502 Milwaukee Street, for the purpose of extending the lease term and altering the maintenance provisions of the Lease. (District 3)

Motion passed by voice vote.

3. [85301](#) Approving a loan of up to \$125,000 to RISE Wisconsin, Inc. from the Community Facilities Loan Program to help finance the replacement of a portion of a roof and replacement of two rooftop HVAC units at the agency's respite childcare center located at 2120 Fordem Avenue and authorizing the Mayor and City Clerk to enter into an agreement for that purpose (District 12).

Attachments: [CFLP Application Form-RISE.signed.pdf](#)

A motion was made by Miller and seconded by Phair to Recommend to Council to Adopt Approving a loan of up to \$125,000 to RISE Wisconsin, Inc. from the Community Facilities Loan Program to help finance the replacement of a portion of a roof and replacement of two rooftop HVAC units at the agency's respite childcare center located at 2120 Fordem Avenue and authorizing the Mayor and City Clerk to enter into an agreement for that purpose (District 12).

Motion passed by voice vote.

4. [85504](#) Awarding up to \$2.77 million of City Affordable Housing Funds authorized in the City's 2024 Adopted Capital Budget, and up to \$2.75 million of City funds also authorized in the 2024 Capital budget within TID #51 for affordable housing to help finance the development and preservation of approximately 152 units of affordable rental housing, in projects selected through a Request for Proposals (RFP) process; and authorizing the Mayor and the City Clerk to enter into agreements with agencies to implement the development projects. (District 3, District 6, District 14, District 15)

Attachments: [Non-Tax Credit Memo to CDBG Committee - October 2024.pdf](#)
[Public Comments 85504 CDBG Committee 10-10-2024.pdf](#)
[102924_CC_public_comments.pdf](#)
[103024_CC_public_comments.pdf](#)

A motion was made by Jones and seconded by Phair to Return to Lead with the Recommendation to Approve Awarding up to \$2.77 million of City Affordable Housing Funds authorized in the City's 2024 Adopted Capital Budget, and up to \$2.75 million of City funds also authorized in the 2024 Capital budget within TID #51 for affordable housing to help finance the development and preservation of approximately 152 units of affordable rental housing, in projects selected through a Request for Proposals (RFP) process;

and authorizing the Mayor and the City Clerk to enter into agreements with agencies to implement the development projects. (District 3, District 6, District 14, District 15)

Motion passed by voice vote.

5. [85520](#)

SUBSTITUTE- Awarding up to \$1,191,786 \$697,000 in Community Development Block Grant (CDBG) funds through Community Development Division's (CDD) Capital Improvements for Non-profit Housing (CINH) Program to four three non-profit housing providers (Care Net Pregnancy Center of Dane County, Project Home, Nehemiah Center for Urban Leadership Development, and Madison Community Cooperative) and authorizing the Mayor and City Clerk to enter into agreements with those agencies to implement the specified rehabilitation projects.

Attachments: [01. Community Development Grant Care Net.pdf](#)
[02. CINH 2024 Application \(Fillable\) - Project Home.pdf](#)
[03. Nehemiah_CINH 2024 Application.pdf](#)
[04. CINH 2024 Application MCC.pdf](#)
[85520-version1.pdf](#)
[Substitute_Leg 85520 Staff Memo.pdf](#)

A motion was made by Phair and seconded by Guequierre to amend the resolution to eliminate the funding for CareNet because they are not registered in the System for Award Management (SAM) system.

A motion was made by Phair, seconded by Miller to Return to Lead with the recommendation to adopt the substitute resolution.

Motion passed by voice vote.

6. [84643](#)

Approving housing recommendations that serve to strengthen efforts to expand rental, homeowner and student developments, prepared by the Housing Strategy Committee (Citywide).

Attachments: [HSC Housing Report V6 FINAL 10.24.24.pdf](#)
[HSC Housing Report V5- Draft 10.23.24.pdf](#)
[HSC Housing Report V5- Draft 08.06.24.pdf](#)
[Appendix B AH Glossary.pdf](#)

Miller disclosed that as a UW employee there might be a conflict, and stated they would sit out the discussion of this item, 84643.

A motion was made by Jones and seconded by Guequierre to Return to Lead with the Recommendation for Approval of Approving housing recommendations that serve to strengthen efforts to expand rental, homeowner and student developments, prepared by the Housing Strategy Committee (Citywide).

Motion passed by voice vote.

REPORTS

7. [85608](#) Staff Report

Linette Rhodes provided a staff report, which included updates regarding the Mayor's operating budget and its impacts on the Community Development Division.

The November CDBG Committee will be an important meeting to have quorum, as the meeting will include staff recommendations for the Affordable Housing Fund-Tax Credit development awards.

ADJOURNMENT

A motion was made Alder Conklin and seconded by Miller to Adjourn the meeting at 6:27pm.

Motion passed by voice vote.