



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?*

Thursday, October 9, 2025

5:30 PM

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

Call to Order/Roll Call

Staff present: Linette Rhodes, Matt Frater, John Vogt, Jim O'Keefe

Phair called the meeting to order at 5:39pm with a quorum present.

Present: 5 - Dina Nina Martinez-Rutherford; John P. Guequierre; Angela K. Jones;
Tiffany D. Malone and Matthew J. Phair

Excused: 3 - Barbara Harrington-McKinney; Jennifer H. Campbell and Megan N. Miller

Approval of Minutes

A motion was made by Jones and seconded by Alder Martinez-Rutherford to
Approve the minutes of September 4, 2025. Motion passed by voice vote.

Public Comment

1. [90241](#) Public Comment

No general public comment

Disclosures and Recusals

None

New Business

2. [90243](#) Presentations from Applicants in the 2025 Affordable Rental Development: Non-Tax Credit RFP Process
- Attachments:** [Application-Dreamlane Real Estate - United Residences Senior.pdf](#)
[Application-MSP Real Estate - Yellowstone Apartments Senior.pdf](#)
[Application-Volker Development - Fair Oaks Apartments.pdf](#)
[Application-Volker Development - Grand Teton Apartments.pdf](#)
[Application-Volker Development - Ridgeway Senior.pdf](#)
[Application-WashFranklin LLC - S Franklin Apartments.pdf](#)
[WITHDRAWN Application-Common Wealth Development - Falconer.pdf](#)
[WITHDRAWN Application- PreservingUS Inc - The Presley.pdf](#)
[Powerpoint Dreamlane Northpointe CDBG Committee 10-9-2025.pdf](#)
[Powerpoint MSP CDBG Committee 10-9-2025.pdf](#)
[Powerpoint Volker Fair Oaks CDBG Committee 10-9-2025.pdf](#)
[Powerpoint Volker Grand Teton CDBG Committee 10-9-2025.pdf](#)
[Powerpoint Volker Ridgeway CDBG Committee 10-9-2025.pdf](#)
[Powerpoint Wash Franklin-Bear Dev CDBG Committee 10-9-2025.pdf](#)
[Public Comments - CDBG Committee 10-9-2025.pdf](#)

Presentations heard from applicants in the 2025 Affordable Rental Development: Non-Tax Credit RFP process:

1. Volker Development Inc. (Ridgeway)
2. Volker Development Inc. (Fair Oaks)
3. Volker Development Inc. (Grand Teton)
4. Wash Franklin, LLC c/o Bear Development, LLC "Bear" (1 S Franklin)
5. MSP Real Estate, Inc. (437 S. Yellowstone Apartments)
6. DreamLane Real Estate, LLC (United Residences Senior)

3. [90242](#) Staff Report

Jim O'Keefe reported on status of Men's Shelter, Dairy Drive Campground Closure and State status on Tax Incremental Financing bill at the State.

Adjournment

A motion was made by Alder Martinez-Rutherford and seconded by Alder Guequierre to Adjourn at 7:53pm. Motion passed by voice vote.