



City of Madison

Meeting Minutes - Final

City of Madison
Madison, WI 53703
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COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

Thursday, November 2, 2006

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

ROLL CALL

Present: Tim Bruer, Cindy Thomas, Monya A. Choudhury, Kristina L. Dux, Arthur V. Robinson, Sophia Angelina Estante, Steven C. Bartlett, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

Excused: Santiago Rosas

Staff present: Hickory Hurie, Mary Charnitz, Nancy Dungan

WELCOME - CHAIR'S REPORT

Estante called the meeting to order and welcomed new member Monya Choudhury to the Commission.

Markofski updated the Commission on his growing family and other community development-related news.

Estante reviewed the Commissioners' comments to her about the meeting schedule and summarized the thoughts of the Commission regarding biweekly meetings: continue with monthly meetings, the summer process, and a series of quarterly meetings with a focus on larger topics.

APPROVAL OF MINUTES

October 5 meeting minutes

A motion was made by Bartlett, seconded by Choudhury, to Approve the Minutes. The motion passed by the following vote:

Excused: Rosas

Aye: Bruer, Thomas, Choudhury, Dux, Robinson, Bartlett, Silverman, Markofski and Sanders

Non Voting: Estante

REQUEST FOR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS OR FUNDING FOR NEW PROJECTS

Presentation on Hiestand Neighborhood Plan

Sue Hanks and Jeanne Marshall described the Steering Committee process for the development of the Hiestand Plan. The CDBG Commission had selected this census tract based on data from the 2000 census and other indicators of need, interest, and opportunity.

The Steering Committee members spent some time in going door to door to solicit comments and participation in the development of the plan, meeting for about a year to

identify neighborhood issues and recommendations. "It is wonderful to have City interest and a commitment of resources from the CDBG Commission." The Committee identified Hiestand and Honeysuckle Parks as key anchors and indentifiers for the area, and then discussed ways to improve access from all parts of the neighborhood to those central resources. The Committee also identified traffic, safety, and park improvements as key issues for the area. The Committee concluded that in order to build a better sense of community, they needed to make Honeysuckle and Hiestand more usable and available to nearby residential areas. The process helped neighborhoods solidify why we wanted to live in this neighborhood and how to improve it.

The steering committee tried to involve people of lower income in the discussions through public meetings and hearings, direct marketing to households, and getting advice from service providers in the area.

This is a neighborhood that has no meeting space per se, and we are trying to encourage the growth of neighborhood-oriented businesses so that people might meet in a common place on everyday errands.

Other activities spun off from the neighborhood planning process, including Fit City, a neighborhood watch, the formation of Friends of Hiestand Park, and a Slow-down Campaign.

Adopting the Hiestand Neighborhood Plan and recommendations contained in the plan. 3rd Ald. Dist.

A motion was made by Bartlett, seconded by Silverman, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by the following vote:

Excused: Rosas

Aye: Bruer, Thomas, Choudhury, Dux, Robinson, Bartlett, Silverman, Markofski and Sanders

Non Voting: Estante

The Commission then discussed the Steering Committee's recommendation for the use of CDBG project funds:

- 1) Construction of a bridge or culvert across a wet area that divides Hiestand Park*
- 2) Development of 2-3 neighborhood identity signs; and*
- 3) Construction of a paved path system in Hiestand and Honeysuckle Parks.*

A motion was made by Bruer, seconded by Bartlett, to approve recommendation to use the CDBG Hiestand concentration neighborhood funds for three projects. The Commission voted unanimously to approve the motion.

Request for exception to maximum limit of CD funds for a rehab loan for a project involving lead reduction work

Hurie presented a request from CED regarding a special case involving a house with lead paint where the repair work would exceed the Program Funding Framework existing housing limit by \$4,000.

A motion was made by Bruer, seconded by Markofski, to provide an exception to the maximum limit in the case of 122 Talmadge St. and permit CED to make a rehab loan of up to \$30,000 to cover the lead paint reduction work. The Commission voted unanimously to approve the motion.

Prairie Crossing

Hurie and Charnitz updated the Commission on the progress of Project Home in securing WHEDA approval of a favorable loan, matched with City CDBG loan and CDA Section 8 vouchers. WHEDA is continuing to forestall a decision, and the CDA has made the vouchers contingent on a WHEDA loan. In the meantime, City redevelopment efforts in the neighborhood continue to move slowly, and other apartment owners in the area are also facing cash shortfalls and higher vacancy rates.

Last fall, Project Home proposed a pay-off of its first mortgage loan through new loans from WHEDA and the City, with additional stabilization from the commitment of place-based vouchers from the CDA as a way to reduce operating shortfalls and stabilize income for this project in the heart of Allied. Project Home, like other owners in the area, attributes some of their challenges to the pact of City redevelopment efforts in the area, which discourages better applicants and creates higher turn-over in the neighborhood.

Commissioners offered these comments:

Even if Project Home paid off the first loan with City and WHEDA financing, and obtained the section 8 vouchers, they still project a loss of \$20,000/year until the neighborhood turns around. Should we put good money after bad?, or look at walking away, or outright City purchase of the property?

What is the source of the turn-over in the complex?

If the project goes under, the City may face even greater challenges in redeveloping the Hauk property across the street, and in turning the neighborhood around.

If the neighborhood turns around, there is some concern that current Allied residents will end up creating issues in surrounding neighborhoods.

City intervention now will only require a greater level of City funds; it is better to wait for a market downturn, and then return to revamp the neighborhood.

The private sector and WHEDA appear to have little confidence that the City has a viable plan to redevelop the neighborhood, and lack confidence in the City's ability to move ahead.

A motion was made by Choudhury, seconded by Silverman, to refer this request to the next Commission meeting.

Commissioners listed some additional information they would like to have for the discussion: 2006 and 2007 projections, current projections of property value, and any feedback from WHEDA.

The Commission voted unanimously to approve the referral.

STAFF REPORT

Allied Concept Discussion

Hurie discussed the action plan for a Council decision on Allied, approved by the Mayor last week. The initial stage is to acquaint City policy groups with the output of the Community Design Process. The Economic Development Commission, the CDA, the Community Services Commission, and the CDBG Commission will all meet together to hear about the three concepts emerging from the Design Process. The Allied Task

Force is to review the concepts and the work of a staff analysis team, and then make a formal recommendation to the Council in January. Each of the City policy bodies will then have a formal referral for comment during February with a target date to return the plan to the Council for action during March and April.

Meeting with Mayor

Estante invited members of the Commission to meet with her and the Mayor on Wednesday, November 8 to discuss issues regarding mayoral expectations of reorganization, the neighborhood centers, and other ideas for the upcoming year.

ADJOURNMENT

A motion was made by Silverman, seconded by Bartlett, to adjourn. The Commission voted unanimously to adjourn the meeting.

*Respectfully submitted,
Hickory Hurie, recorder*