



# 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, February 5, 2026

5:30 PM

Virtual Meeting

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### Call to Order/Roll Call

Chair Campbell called the meeting to order at 5:32 pm with a quorum present.

**Staff present:** Linette Rhodes, Jim O'Keefe, Maria Davila, John Vogt, Ben Doing

**Present:** 7 - Dina Nina Martinez-Rutherford; John P. Guequierre; Angela K. Jones; Matthew J. Phair; Meghan E. Roed; Jennifer H. Campbell and Tiffany D. Malone

**Excused:** 2 - Barbara Harrington-McKinney and Megan N. Miller

roll call

City staff and committee members introduced themselves and welcomed new committee member Meghan Roed

**Alder Harrington McKinney joined the meeting at 5:43pm, during introductions**

**Present:** 8 - Dina Nina Martinez-Rutherford; Barbara Harrington-McKinney; John P. Guequierre; Angela K. Jones; Matthew J. Phair; Meghan E. Roed; Jennifer H. Campbell and Tiffany D. Malone

**Excused:** 1 - Megan N. Miller

### Approval of Minutes

A motion was made by Alder Dina Nina and seconded by Matt Phair to approve the minutes. Motion passed by voice vote.

## Public Comment

### Disclosures and Recusals

None

1. [91801](#) Public Comment

**Attachments:** [RegistrantsReport-CDBG Committee 2-5-2026.pdf](#)  
[Emailed Public Comment-CDBG Committee 2-5-2026.pdf](#)

### New Business

2. [91595](#) Authorizing a loan of up to \$300,000 to Chrysalis, Inc. from the Community Facilities Loan Program to help finance the acquisition of a property located at 2425 Atwood Avenue, Madison WI, and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 15).

**Attachments:** [Chrysalis CFLP Application Chrysalis \(1\).pdf](#)  
[Emailed Public Comment-CDBG Committee 2-5-2026.pdf](#)  
[RegistrantsReport-CDBG Committee 2-5-2026.pdf](#)

3. [91610](#) Authorizing a loan of up to \$100,000 to Tellurian, Inc. from the Community Facilities Loan Program to help finance leasehold improvements and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 13).

**Attachments:** [2025 CFL Application Tellurian.pdf](#)

4. [91615](#) Awarding up to \$2,970,000 of City Affordable Housing Funds, up to \$2,990,450 in Federal HOME Investment Partnerships Program (HOME) Funds, up to \$300,000 in Federal Community Development Block Grant (CDBG) Funds, and up to \$50,000 in City Levy Funds, all authorized in the City's 2026 Adopted Capital and Operating Budgets, to finance the development of up to 27 affordable owner-occupied housing units and fund five (5) homeownership service programs, and authorize the sale of ten (10) City-owned vacant residential lots as the recommended outcomes of a competitive Request for Proposals (RFP) process conducted by the Community Development Division; and authorizing the Mayor and City Clerk to enter into agreements to implement the approved development and service activities. (District 15, District 16 & Citywide)

**Attachments:** [File 91615-version 1.pdf](#)  
[26.01.12 DRAFT Memo to CDBG Cmte Homeownership RFP.doc](#)  
[Exhibit - Purchase and Sale Agreement.pdf](#)  
[2025-14027 RFP Summary Average Scoring Sheet.pdf](#)  
[RFP 2025-14027 Financing for Affordable Homeownership.pdf](#)  
[RFP Attachment A Tenant Selection Plan Standards.pdf](#)  
[RFP Attachment B Affirmative Marketing Plan Standards.pdf](#)  
[RFP Attachment C Designation of Confidential and Proprietary Inform](#)  
[RFP Attachment D Map Owl Creek Vacant Lots.pdf](#)  
[RFP Attachment E Purchase and Sale Agreement Example.pdf](#)  
[Anchorhaus Dev Proposals.pdf](#)  
[Habitat Dev Proposals.pdf](#)  
[Habitat ProgsServs Proposals.pdf](#)  
[Ho-Chunk Nation Dev Proposals.pdf](#)  
[Ho-Chunk Nation ProgsServs Proposals.pdf](#)  
[Kaba Baal Dev Proposals.pdf](#)  
[MACLT Dev Proposals.pdf](#)  
[MACLT ProgsServs Proposals.pdf](#)  
[Project Home ProgrServs Proposals.pdf](#)  
[Tri-State Custom Construction Dev Proposals.pdf](#)  
[ULGM ProgsServs Proposals.pdf](#)  
[WPHD Dev Proposals.pdf](#)  
[Public Comment Legistar File No. 91615, Agenda Item 9, affordable h](#)  
[022426\\_CC\\_public\\_comments.pdf](#)  
[022526\\_CC\\_public\\_comments.pdf](#)

5. [91800](#) 2026 Work Plan
6. [91802](#) Staff Report

### Adjournment

**A motion was made by Angela Jones and seconded by Alder Martinez-Rutherford to Adjourn at 6:31pm. Motion passed by voice vote.**