



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, August 4, 2011

5:00 PM

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

**CALL TO ORDER / ROLL CALL AT 5:00 P.M.
JUSTIN MARKOFSKI IN THE CHAIR.**

**STAFF PRESENT: BILL CLINGAN, PAM ROOD, HARDY GARRISON, LORRI
WENDORF-CORRIGAN, NANCY DUNGAN, JULIE SPEARS, TAMMY PETERS**

Present: 8 -

Tim Bruer; Shiva Bidar-Sielaff; Ald. Matthew J. Phair; Robert M. Hunter;
David A. Smith, Sr.; Daniel A. O'Callaghan; Justin O. Markofski and Russ
Whitesel

Excused: 1 -

Monya A. Choudhury

APPROVAL OF MINUTES

A motion was made by Markofski, seconded by Hunter, to Approve the 7/7/11 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT - NONE

DISCLOSURES AND RECUSALS - NONE

ITEMS TO BE CONSIDERED

1. [23441](#) Election of chairperson

A motion was made by Bruer, seconded by Whitesel, to Nominate Justin Markofski as chairperson. Nominations closed. The nomination of Justin Markofski as chairperson was Approved. The motion passed by voice vote/other.

2. [23400](#) Conference Committee Appointments

Bill Clingan gave the committee background information on the creation of the Conference Committee. The Ad Hoc Committee was created to review the neighborhood and workforce program areas and was dissolved after the funding cycle ended. The Conference Committee may need to reconvene. Lorri Wendorf-Corrigan stated that Neighborhood House received funding for 2011 and not for 2012. Neighborhood House requested strategic planning and future funds and that has been completed. They are ready to request funding for 2012. Russ Whitesel asked if there is money available. Lorri said there is

money available that hasn't been allocated yet. Russ asked if the CDBG and CSC can consider Neighborhood House's request for 2012 funding without reconvening the Conference Committee. Bill said it is at the pleasure of the CDBG and CSC to establish how the funding request from Neighborhood House will be handled. The CSC will need to appoint a new member to the Conference Committee because Mary Czyszczak-Lyne is no longer a member of the CSC. Mary was one of two CSC representatives appointed to the Conference Committee.

Discuss and Finalize.

DISCUSSION ITEMS

3. [23456](#) Madison Northside Planning Council (NPC) requests \$100,000 from the Economic and Business Development Funds for the Food Enterprise and Economic Development Center of Madison (FEED) aka Kitchen Incubator.

Ellen Barnard appeared on behalf of NPC and gave the committee an overview of their funding request for an additional \$100,000 for the FEED project (aka Kitchen Incubator). NPC had hoped to receive approximately \$200,000 in tax credits for the project, but the application was denied because the project was too small. And NPC has found the private fundraising environment more depressed than they had anticipated. NPC is still actively pursuing private donations to secure necessary project funding, and is now looking to the City for additional support.

Russ Whitesel asked Ellen if there is any flexibility with the project - can the scope be cut back? Are users paying rent towards operation? And have they considered a bridge loan. Ellen said NPC has already modified the project budget, users will be paying rent towards operation, and the project budget now includes a \$400,000 loan for twenty years at a good interest rate. Ellen does not think scaling the project back would produce significant savings, and the demand and interest in the project continues to be very strong. Ellen understands that the committee has to consider many needs when making allocations if the full request for \$100,000 could not be approved, some level of additional funding would be significant at this time, and NPC is committed to raising the final funds to fill the project gap.

Dan O'Callaghan asked Ellen how the City can help them brainstorm for fundraising ideas without scaling back the project? Can the project be made bigger? Ellen welcomes the members to assist their staff with fundraising ideas. Dan asked staff why they are recommending \$25,000 in funding even though NPC requested \$100,000? Bill Clingan said that we would like to give every applicant every dollar they request. The funding already approved for project is significant. There are other potential funding cuts that haven't been made official yet. There are also a couple of other projects on the horizon and there is only \$124,000 remaining in the Economic Development reserve fund.

Shiva Bidar-Sielaff stated that the \$25,000 staff recommended for additional funding might be too low. She wants the results to yield a good project. Possibly recommend \$50,000 in funding because \$25,000 doesn't seem that will effectively be a good use. It is difficult to know what the best practice is for reserve funds requests and it is challenging to allocate the funds with the unknowns Bill talked about.

Matt Phair said the money is a good investment and even if the project isn't a large success, the money will still be put to good use and would not be lost.

Ellen Barnard told the committee it would be very helpful if she knew the committee's priorities and expectations for future reserve funding requests. Bill mentioned that they are considering including the possibility of quarterly applications rather than monthly.

Tim Bruer said that as City budgets keep getting tighter, these types of decisions will continue to be challenging.

A motion was made by Bruer, seconded by Bidar-Sielaff to Approve \$50,000 from Economic and Business Development funds for Northside Planning Council (NPC). The motion passed by voice vote/other.

4. [23457](#) Scattered Site Funds

A motion was made by Bruer, seconded by Bidar-Sielaff, to Approve with staff recommendations to transfer money from Scattered Site Funds to HOME Match funds. The Scattered Site funds have been unused and available for years and the need is much greater in the HOME Match funds. The motion passed by voice vote/other.

5. [23463](#) Authorizing the Mayor and City Clerk to execute a loan agreement with Movin' Out Inc. for up to \$283,759 in HOME Match funds to purchase land at 2100 Winnebago Street on which to construct mixed-income multi-family rental housing.

Sponsors: Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

A motion was made by Bruer, seconded by Bidar-Sielaff, to Return to Lead with the Recommendation for Approval with staff recommendations. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

COMMON COUNCIL REFERRAL

6. [22859](#) Accessible Housing Resolution

Sponsors: Mark Clear

Aldersperson Mark Clear attended this meeting as a representative for the Commission on People with Disabilities (CPD). Mark noted that the CPD has been wrestling with ways to create accessible housing awareness due to the high demand. The CPD looked at ways of creating minimums in all housing or housing receiving City assistance. The City is not able to enforce codes that are more restrictive than state codes (state codes are based on international codes). An ordinance cannot be created, however, this resolution asks the state to review the state code and ask for 10% of accessible housing by 2025. It may be too aggressive, but that is the current proposal.

A motion was made by Whitesel, seconded by Bruer, to Return to Lead with the Recommendation for Approval with the following amendment(s): Add the language in quotations to the 'NOW, THEREFORE, BE IT RESOLVED' clause:

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Madison requests and encourages "the appropriate state agency/entity" and state legislature to modify state building codes "and advocate to modify the international building code", with a goal of making 10% of all state housing units fully accessible by 2025; and

Sent to the COMMISSION ON PEOPLE WITH DISABILITIES. The motion passed by voice vote/other.

REPORTS

7. [23444](#) Report from committees with CDBG Committee representation and designation of Commission representatives.

1. Gardens Committee
2. Martin Luther King Humanitarian Award Committee
3. Committee on Office of Neighborhood Support
4. Community Development Authority (Bruer)
5. Other Commission representation or relationships

Bill Clingan said there is now a vacancy on the Community Gardens Committee with Charlie Sanders' resignation from the CDBG. Matt Phair volunteered to sit on the committee and the chair can appoint him.

Tim Bruer informed the group of the upcoming tour/grand opening of the Burr Oaks Senior Apartments on August 24, 2011. Invitations will be sent. He encouraged the CDBG chair and staff to attend if possible. There are banners on Park St. that announce the event. This project has been in the works for over 10 years and is truly open housing for people of all creeds and races. Many people showed up at a parade organized by the MPD kicking off the development of the the International Gateway.

Discuss and Finalize.

8. [23458](#) CDBG August 2011 Staff Report

Bill Clingan distributed the 2011 Reserve Funds History YTD report. Bill also distributed a memo from Linda Horvath regarding the status of the Arbor Hills - Leopold Neighborhood Plan. There have been several meetings with various stakeholders to discuss how both neighborhoods could collaborate to facilitate improvements. Bill suggested that members go the website(s) listed on the memo when they have a moment to see the progress being made.

Discuss and Finalize.

ADJOURNMENT

A motion was made by Whitesel, seconded by Hunter, to Adjourn at 6:15 p.m. The motion passed by voice vote/other.