



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

Thursday, July 31, 2008

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Carl G. Silverman; Thuy Pham-Remmele; Marsha A. Rummel; Monya A. Choudhury; Arthur V. Robinson; Justin O. Markofski and Charlie R. Sanders

Excused: 3 -

Tim Bruer; Lina Trivedi and Steven C. Bartlett

Staff Present: Mary Charnitz, Barb Constans, Nancy Dungan, Pam Rood, Audrey Short, Sue Wallinger, Anne Kenny

Charlie Sanders called the meeting to order at 5:00 p.m.

NOTIFIED ABSENT:

APPROVAL OF MINUTES

Minutes were referred to the September 4, 2008 meeting.

PUBLIC COMMENT

No one from the public registered to speak under this item.

WELCOME CHAIR'S REPORT

Sanders reviewed the agenda for the meeting and the items for action for various projects.

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

[11499](#)

Authorizing the provision of an additional \$150,000 in CDBG funds to assist the Urban League of Greater Madison to acquire property and construct a building to develop a Center for Economic Development at The Villager in ways that address City Community and Neighborhood Development Objectives, and authorizing the Mayor and

City Clerk to enter into contractual agreements as appropriate.

Lee explained ULGM's request for \$150,000 in additional CDBG funds. He said that ULGM signed a letter of interest for purchase of the land in early July. The CED will be a 36,000 square foot facility at the Villager Mall and will include the South Madison Public Library, Planned Parenthood, and a coffee shop/cafe in addition to ULGM 's offices on the premises. The CED is expected to generate \$50 million in south Madison within a few years.

Lee said the library will be located on the first floor, ULGM on the second, and Planned Parenthood on the third. He said that ULGM meets weekly with a City team to ensure we meet the goal of groundbreaking by the end of October to lock in their construction financing. ULGM has a letter of interest from Planned Parenthood to rent the third floor on a 10-year lease at market rate with a five-year option.

ULGM's Kresge Grant request has advanced to the final stage, and ULGM has already raised half of the \$5 million cost.

Discussion highlights:

- "Gray box" space, as mentioned in ULGM's application for funds, refers to HVAC and restroom areas.
- The groundbreaking will take place on the northern end of the Villager Mall parking lot.
- The library originally started out at 10,000 square feet and then moved up to 12,000 square feet. Though it would be difficult to do, the library might be able to expand depending on ULGM's use of white box space on the second floor.
- The facility will have 3,000 square feet on first floor for community space for groups to use.
- ULGM is committed to pursuing as many green opportunities for the building plans and energy system as possible, and Tri-North is committed to green building practices.
- The Framework sets a limit of \$150,000 for acquisition/rehab projects. The Commission would have to waive the limit in order to approve this additional funding.

Silverman moved to accept staff recommendations to waive the Framework maximum of \$150,000 for acquisition/rehab projects and approve the additional \$150,000 in CDBG funds that have been set aside for this project. Markofski seconded. The motion passed unanimously.

This Resolution was Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES

11403

Authorizing the provision of \$378,000 of Federal HOME or HOME Match Funds to assist Common Wealth Development, Inc to acquire and develop the Vaughn Commons Housing project in ways that address City, Community and Neighborhood Development Objectives.

Morton and Jasenski presented the project to the Commission two weeks ago. They were available tonight for questions.

Choudhury moved to accept staff recommendations to approve the project. Robinson seconded. The motion passed unanimously.

This Resolution was Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES

11307

Adopting the recommendations outlined in the Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property and authorizing submission by the LRA of said documents to the Federal Government.

Mikolajewski explained the history of the Truman Olson site. He said that in 2005-06, the Army determined they no longer needed the Reserve building at 1402 S. Park Street and began a process to dispose of the property, with preference given to homeless services providers, per Federal regulations. The LRA received two Notices of Interest for the site from homeless assistance providers, one from Goodwill for eight units of permanent housing and the other from Porchlight for 24 units of permanent housing and 14 units of transitional housing. The LRA considered both of these submissions along with a previous plan for the site, the Wingra Plan, and forwarded their recommendations to Planning and Development.

The Wingra Plan outlines a mixed-use transit-oriented development proposal for this area with the Truman Olson property as a key element in implementation of the plan. The LRA determined that the most appropriate manner to balance the need to provide homeless assistance with the need for long-term economic development in the S. Park Street area was to find an alternative location for the homeless proposals and reserve the Truman Olson site for the public infrastructure and private development outlined in the Wingra Plan.

The LRA has identified one alternative property for Porchlight's proposal on Nakoosa Trail. Water Utility currently owns that property. The City is in the process of doing its due diligence to determine the suitability of the Nakoosa site by performing soil borings and other environmental tests. If the site is deemed suitable for the project, then the City would convey ownership of the property to Porchlight in 2009. The timeline for the Nakoosa property actually allows Porchlight to begin construction sooner than they would be able to do with the Truman Olson property, which probably wouldn't be available until 2011.

The City has to submit documents pertaining to proposals for the Truman Olson site to the Federal government by September 14. The government has 60 days to review the documents before making a decision on the proposals.

Schooler presented maps and graphics showing Porchlight's proposal for both the Truman Olson site and the Nakoosa site. He said that the objective of Porchlight's proposal is to get mentally ill homeless individuals into the next step of long-term permanent housing. He said they considered moving Safe Haven from its current location, which they don't own, to a better site.

Ideally, they would like to locate it near permanent housing. Schooler said it would be nice for Porchlight to construct new buildings once again because they could build to better suit their needs with green energy (solar power), tile rather than carpet, etc. They could also build a facility for management assistance on the same site.

Porchlight spent time analyzing the Truman Olson site for their proposal and hired an architect to do up plans. Schooler said the City and CDA decided that they prefer not to have The Porchlight project on the Truman Olson property and helped them to explore other sites for the plan. Schooler handed out a map of the conceptual plan for the Nakoosa site. He said the amenities, such as bus service and proximity to a grocery store, pharmacy, and health care, of both sites are similar. Nakoosa is a larger site with more acreage that could be accessed for construction sooner than the Truman Olson property.

Discussion highlights:

- The Wingra Build Concept Plan covers Park Street from Wingra Creek to the Fish Hatchery Road intersection.
- The City has done quite a bit of planning for South Park Street as an economic redevelopment corridor. They've established a TID and TIF and bid a market study.
- The only entity that could receive the Truman Olson property for free would be a homeless service provider. The City would have to pay the Department of Defense for the site but would ask for credit for providing an alternate site for the homeless service provider's proposal.
- Silverman said that the City should eliminate ambiguous language implying that Porchlight wants a property as soon as possible and that the Truman Olson site would take too long to acquire.
- The Wingra Plan anticipated that the Army would decommission the Truman Olson property.
- The Water Utility property isn't "owned" by the City, but it would be transferred from Water Utility to the City without involving new cash.
- Porchlight's proposal includes expansion of Cedar Street, as outlined in the Wingra Plan.
- The CDA was designated by the Common Council as the redevelopment agency for the South Park area, so the CDA is the only agency that could submit a plan for it.
- Results of the soil sample results will hopefully be available next week.
- Porchlight would have to hold a neighborhood meeting before they could go ahead with the Nakoosa site. Porchlight residents would integrate into the community on Nakoosa as easily as they would on Park Street.
- Schooler said he feels sooner is better than later regarding Porchlight's plan, so getting land for the project sooner would be a plus.
- The Plan Commission recommended approval of the resolution.
- The Nakoosa site would offer some potential for a community garden.
- Rummel said she is concerned with the money involved for the City in

following the LRA recommendations.

A motion was made by Pham-Remmele, seconded by Silverman, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 3 -

Tim Bruer; Lina Trivedi and Steven C. Bartlett

Ayes: 4 -

Carl G. Silverman; Thuy Pham-Remmele; Monya A. Choudhury and Justin O. Markofski

Abstentions: 2 -

Marsha A. Rummel and Arthur V. Robinson

Non Voting: 1 -

Charlie R. Sanders

PRESENTATIONS

11298

Overview of the Neighborhood Indicators Pilot Project that the City is initiating with the Assistance of the UW's Applied Population Lab.

Statz said the City is looking at neighborhood indicators data because Census data is only available every 10 years and other data that is provided more frequently is citywide and not for smaller geographies within the city. Neighborhood indicators will help the City prioritize neighborhood needs.

Statz said that the Mayor's Office started getting the project going in January with a handful of pilot neighborhoods within the city. He said that data will be provided in tabular format. The data will have mapping capacity. The goal of the pilot project is to demonstrate capacity and functionality, as well as the potential of a full-scale system.

Data categories include a statistical profile to give a general feel of the neighborhood in terms of race, age, and number of households; public safety, which involves tracking the number of crimes against persons and property; health and family well being; community action and involvement, which measures how engaged a neighborhood is; economic vitality, which is derived from economic indicators; housing quality and affordability; and access to transportation. Health and well being data are obtained from the schools. Getting data from the public health department is problematic because information isn't consistently collected or would violate HIPAA regulations.

One issue with mapping the data is the accuracy of the site addresses. Addresses are geocoded by the mapping software based on address files available to the mapping software. In order to match the address files, addresses for data must either be recorded in the same format as the

address files or be "cleaned up" by data technicians. Cleanup time varies depending on the data. The mapping software has been matching about 70% of the addresses from the data files.

Statz said that sometimes data doesn't translate from local knowledge, and local knowledge sometimes won't have data sources to support it or confirm it. Numbers can't trump local knowledge.

Statz said that voter turnout versus voter registration is one indicator of community action and involvement, but to get the list from the State costs \$900. Indicators of community pride include amount of graffiti; number of dangerous trees; number of garbage cans left out; and amount of junk, trash, and debris in a neighborhood.

Statz said the pilot program is costing the City about \$40,000. The full-scale program would be \$100,000. Other cities have multi-million systems that involve boards and commission. The next step in the pilot is to get a Beta version to City staff and alders by August and a public version posted on the City website with lines for feedback by October.

Geographies that will be available for the data include alder districts, zip codes, census tracts, block groups, and neighborhood organizations. The five pilot neighborhoods are Burr Oaks, Bram's Addition, Heritage Heights, Orchard Ridge, Waunona and Broadway-Lake Point.

Intensity mapping will be available with the full-scale project to compare a single indicator for all neighborhoods.

STAFF REPORTS (2008/08-A)

Charnitz said the Mayor has selected Bill Clingan as Community Development Director, pending approval of the Common Council.

Sanders pointed out two letters from HUD commending the CDBG Office. One letter was addressed to Mary Charnitz, as interim supervisor for the office, and the other to Mark Olinger.

OTHER REPORTS

Gardens Committee (Choudhury):
Choudhury had no report.

Martin Luther King (MLK) Humanitarian Award Committee (Trivedi):
Trivedi was absent.

Emerging Neighborhood Funds Committee (Pham-Remmele):
Pham-Remmele had no report.

Community Development Authority (Bruer):

Bruer was absent.

11424

Final Consideration and Recommendations of Funding 2009 / 2010.

Charnitz said that the OCS Commission recommended to decrease Core funding for Wilmar, Vera Court, BGC - Allied, and BGC - Taft. Their recommended decreases affect our funding recommendations. OCS cut a total of \$6,100 to the four Core centers. Charnitz said she did not know whether the Mayor or Common Council would restore the cuts. Sanders noted that the Commission would have to open up their recommendations for change and then find funds from other City-funded programs to restore the cuts. Markofski noted that we are capped out on this category (Civic Places), unless we move money around within the category.

Charnitz said the Commission might want to reconsider its 5% cut of \$5,088 to BGC - Taft. Choudhury noted that the 5% cuts in this category are currently concentrated on Wisconsin Youth Company (-\$10,176), BGC - Allied (-\$5,088), and BGC - Taft (-\$5,088). The Commission discussed options for redistributing the 5% cuts.

Markofski suggested the Commission could recommend redistributing OCS's cuts evenly among the four Core centers. Charnitz said the Commission could also reduce BGC - Taft's cut to \$2,000 and then cut \$3,088 from BLW.

Markofski moved and Robinson seconded to reduce the 5% cut to BGC - Taft from \$5,088 to \$2,000 and increase the 5% cut to BLW from \$0 to \$3,088. The Commission voted unanimously to approve the recommendation.

Charnitz suggested that alders on the CDBG Commission talk to the Mayor about incorporating Core money from OCS's budget into CDBG's operating budget next year, so that the Commission doesn't have to deal with cuts from OCS's Core funding during the next funding cycle. If the Mayor doesn't move the Core funding from OCS to CDBG himself, then the alders could introduce a resolution to the Common Council.

Pham-Remmele moved that the CDBG aldermanic representatives work with the Mayor's Office to transfer City-funded neighborhood center CORE funding from the Office of Community Services budget to the CDBG Office budget of 2009-2010 to align budget recommendations with project implementation. Rummel seconded. The motion passed unanimously.

The Commission closed its discussion of their 2009-2010 funding recommendations. Sanders thanked staff and Commissioners for showing up to this summer's meetings and for making the process so easy.

Choudhury moved to approve and Rummel seconded the 2009-2010 CDBG Commission funding recommendations as amended. The motion passed unanimously.

ADJOURNMENT

Robinson moved to adjourn, and Markofski seconded. The Commission voted unanimously to adjourn the meeting at 8:00 p.m.

Respectfully submitted,
Anne Kenny, recorder.