



City of Madison

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

Thursday, February 6, 2020

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Staff Present: Jim O'Keefe, Linette Rhodes, Julie Spears, Ethan Tabakin

Guests: Tag Evers, Felicia Turner Walton, Rachel Jones

The meeting was called to order by Matt Phair at 5:05 pm.

Present: 6 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Matthew J. Phair;
Rachel E. Sattler and Ben M. Van Pelt

Absent: 1 - Jennifer H. Campbell

Non Voting: 2 - Rachel E. Jones and Felica Turner Walton

APPROVAL OF MINUTES

A motion was made by Samba Baldeh, seconded by Rachel Sattler to approve the minutes from January 9, 2020. Motion passed by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

Matt Phair introduced and welcomed new members Felicia Turner Walton and Rachel Jones who are observing from the audience. Next month will be their first meeting.

A motion was made by Ben Van Pelt, seconded by Christian Albouras to move agenda item #4 to the front of the agenda and item #1 to the end of the agenda. Motion passed by voice vote.

PRESENTATIONS

1. [59418](#) 2019 CDD Housing Accomplishments

Attachments: [2019 Goals & Results Housing.pdf](#)

Ethan Tabakin and Linette Rhodes gave a Power Point presentation on 2019 goals and results of Affordable Housing in Madison.

ACTION ITEMS

2. [59333](#) Authorizing an allocation of up to \$1,045,000 in federal HOME Investment Partnerships Program funds to construct 11 rental housing units leased to qualified low- to moderate-income renters by Common Wealth Development.

Attachments: [Staff Review 2020 - CWD 5802 Raymond Road.pdf](#)

Ethan Tabakin discussed Common Wealth Development's Raymond Road affordable housing project. Staff recommends approval of the funds to Common Wealth Development.

A motion was made by Zachary Henak, seconded by Ben Van Pelt to recommend approval of the funding. Motion passed by voice vote.

3. [59334](#) Awarding up to \$1,800,000 from the Affordable Housing Fund to support a rental housing development project, proposed by Rule Enterprises LLC and Movin' Out, Inc., selected through a City Request for Proposals (RFP) process, that will construct approximately 150 units of rental housing at 1402 S. Park Street in Madison, with 94 units affordable to households with incomes at or below 50% of the county median income, and authorizing the Mayor and City Clerk to execute a loan agreement with the developer.

Attachments: [Rule Enterprises Truman Olson RFP Response & Supplemental Docs Jan 26 Truman Olson Updated Financials and Org Chart.pdf](#)

Julie Spears introduced the proposed development in the Truman Olson area. Rule Enterprises LLC and Movin' Out were able to meet all contingencies by January 16, before the WHEDA application was due. Staff recommends funding this project.

A motion was made by Christian Albouras, seconded by Rachel Sattler to recommend approval of funding. Motion passed by voice vote.

4. [59130](#) Amending Sections 3.12(11) and 33.18(1) of the Madison General Ordinances to make the Community Development Division Conference Committee the final decision-maker for grants awarded under the Emerging Opportunities Program and making related housekeeping changes.

Attachments: [2020 EOP Overview](#)

Nancy Saiz discussed the changes to the Emerging Opportunities Program. The goal is to provide more clarity to the funding process for staff and the community, as well as make the process easier and quicker.

A motion was made by Christian Albouras, seconded by Samba Baldeh to approve the changes to the Emerging Opportunities Program Ordinance. Motion passed by voice vote.

5. [59150](#) Authorizing a change to legal documents entered into between the City of Madison and Center for Resilient Cities and Community Groundworks to reflect the merger of the two agencies and a name change to Rooted WI, Inc.

Linette Rhodes discussed the merger of Center for Resilient Cities and Community Groundworks, which will now be called Rooted. We will enter into a contract with Rooted in 2020.

A motion was made by Ben Van Pelt, seconded by Zachary Henak to recommend approval of the merger and name change. Motion passed by voice vote.

6. [57619](#) Approving the Community Development Division's HUD 2020-2024 Consolidated Plan.

Attachments: [2020-2024 ConPlan for CDBG 2.6.20.pdf](#)
[DRAFT 2020-2024 ConPlan 9-30-19.pdf](#)

Linette Rhodes discussed the minor changes that were made to the plan since the committee saw it last.

A motion was made by Zachary Henak, seconded by Ben Van Pelt to recommend approval of the Consolidated Plan. Motion passed by voice vote.

REPORTS

7. [53640](#) Reports from committees with CDBG Committee representation Conference Committee (S Baldeh, R Sattler, & B Van Pelt)

None.

8. [59398](#) Staff Report

Attachments: [2020-02-06_cmte reserve funds summary.pdf](#)

None.

ADJOURNMENT

A motion was made by Zachary Henak, seconded by Christian Albouras to adjourn at 7:11 pm. Motion passed by voice vote.