



City of Madison

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

Thursday, August 4, 2016

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 5 - Samba Baldeh; Matthew J. Phair; Colin A. Bowden; Daniel A. O'Callaghan and Keetra S. Burnette

Absent: 1 - Ricky Hunt

Excused: 4 - Maurice S. Cheeks; Ben M. Van Pelt; Greg L. Rosenberg and Jennifer H. Campbell

CITY STAFF: Anne Kenny, Susan Morrison, Jim O'Keefe, Julie Spears

CALL TO ORDER / ROLL CALL

O'Callaghan called the meeting to order at 5:12 p.m.

APPROVAL OF MINUTES

Ald. Phair moved to approve minutes from July 12, 2016. Bowden seconded. The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

Burnette disclosed that she works for United Way, which provides funds to Literacy Network. Literacy Network is being discussed in Item 2 (43928). O'Callaghan said it was unlikely to cause a conflict of interest.

Ald. Cheeks arrived at 5:16 p.m.

Present: 6 - Maurice S. Cheeks; Samba Baldeh; Matthew J. Phair; Colin A. Bowden; Daniel A. O'Callaghan and Keetra S. Burnette

Absent: 1 - Ricky Hunt

Excused: 3 - Ben M. Van Pelt; Greg L. Rosenberg and Jennifer H. Campbell

1. [43146](#) CDBG Chair Report

O'Callaghan said it has been a busy summer for everyone with lots going on.

ACTION ITEMS

Bowden moved to take Item Number 3 (43910) out of order. Ald. Phair seconded. The motion passed unanimously.

3. [43910](#) Approving a \$20,000 Futures Fund request from Vera Court Neighborhood Center, Inc. on behalf of Bridge Lake Point Waunona Neighborhood Center to fund project management services for the development of a neighborhood center

Tom Solyst, Executive Director of Vera Court Neighborhood Center, gave an overview of the request for \$20,000 in Future Funds to hire a project manager to coordinate the development and construction of a new neighborhood center, which is to be constructed as part of a larger housing project in the Bridge Lake Point Waunona neighborhood. Solyst said the expansion of the center will allow for provision of more programs for residents.

Ald. Phair moved to approve staff recommendations of \$20,000 for project management services at the new Bridge Lake Point Waunona Center. Ald. Cheeks seconded. The motion passed unanimously.

2. [43828](#) Authorizing the subordination of a previously approved loan to Literacy Network, Inc. and authorizing the Mayor and City Clerk to sign agreements to effect such subordination.

O'Callaghan explained that the Literacy Network is seeking short-term gap financing from Forward Community Investments (FCI). The City would be in second position with a subordination of their \$125,000 mortgage with Literacy Network. Morrison said that it was more expedient for Literacy Network to come to the City for a subordination than to go to FCI for one. Literacy Network is in the middle of a capital campaign and intends to pay back the FCI loan during that process.

Ald. Phair moved to return the resolution to lead with the recommendation for approval. Bowden seconded. The motion passed unanimously.

DISCUSSION ITEM

4. [43941](#) 2017 Funding Process

O'Keefe confirmed that CDD will not be conducting a funding process this year. Instead, 2016 contracts will be renewed for 2017. The CDD will not be providing a funding process around homeless services as was originally anticipated. CDD intends to focus on planning for funding processes that will take place in 2017, most likely focused on homelessness, housing loan programs, economic development. In addition, a process will be likely considered to use existing affordable housing development reserve funds. Discussion was held regarding the role of the committee.

5. [43912](#) CDBG August Staff Report
1. Reserve fund statement
 2. Neighborhood Center Updates
 3. 2017 Affordable Housing Fund process

1. Reserve Fund Statement

Morrison said that the City receives new HUD allocations annually and that the CDD's reserve funds are largely comprised of repayments of previous loans, as well as some new money. Currently, the housing development reserve fund includes about \$1.5 million in CDBG funds and \$580,000 in HOME funds.

2. Neighborhood Center Updates

O'Keefe said two projects are ready to move forward. One involves the Park Edge/Park Ridge Center. Urban League of Greater Madison (ULGM), the selected operator, has expressed a strong interest in not waiting for center renovations to be completed before they begin providing services to neighborhood residents.

The second project moving forward is the new Bridge Lake Point Waunona Center. CDD expects a robust community engagement process as the project moves along. There has been conflict in the neighborhood around the development of the center and housing projects together. CDD hopes to bridge the divides within the neighborhood to get to the best solutions.

3. 2017 Affordable Housing Fund Process

O'Keefe said CDD is currently soliciting proposals for housing projects utilizing AHF funds. The deadline for applications is August 18. CDD will review and evaluate the proposals along with Economic Development, Planning, and CDA staff. Recommendations will be finalized on or around October 6 and brought to the Committee at its November meeting.

6. [43148](#)

Report from committees with CDBG Committee representation

1. Martin Luther King Jr. Humanitarian Award Committee (C Bowden)
2. Conference Committee (M Phair, R Hunt, & B Van Pelt)

1. Martin Luther King Jr. Humanitarian Award Committee (Bowden)

Bowden said that there will be a number of upcoming contentious discussions regarding the nature of the MLK Award. The meeting schedule is ambitious, though there have been quorum issues. They are seeking more nominations for the youth (ages 13 to 25) award. December is the deadline for nominations.

2. Conference Committee (Ald. Phair, Hunt, Van Pelt)

There was no report.

ADJOURNMENT

Bowden moved to adjourn at 6:13 p.m. Ald. Cheeks seconded. The motion passed unanimously.

Anne Kenny, recorder