



# 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, October 5, 2023

5:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

Chair Campbell called the meeting to order at 5:30pm with a quorum present.

Staff present: Linette Rhodes, Jim O'Keefe, Ben Doing, Julie Spears, Matt Frater, John Vogt, Hardy Garrison

**Present:** 8 - Dina Nina Martinez-Rutherford; Nikki Conklin; Kristen Slack; Ousman Darboe; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

**Excused:** 1 - Angela K. Jones

### APPROVAL OF MINUTES

A motion was made by Miller and seconded by Malone to Approve the minutes of September 7, 2023. Motion passed by voice vote.

### PUBLIC COMMENT

1. [80142](#) Public Comment

None

### DISCLOSURES AND RECUSALS

None

**NEW BUSINESS**

2. [80143](#) Presentations from Applicants in the 2023 Affordable Housing Fund-Tax Credits RFP Process

**Attachments:** [JT Klein App incl Supp Answers.pdf](#)  
[JT Klein UPC II CDBG Comm 10-5-2023 Presentation.pdf](#)  
[Horizon Dev App incl Supp Answers.pdf](#)  
[Horizon Ellis Potter Apt CDBG Comm 10-05-2023 Presentation.pdf](#)  
[MSP App incl Supp Answers.pdf](#)  
[MSP Yellowstone Apt CDBG Comm 10-05-2023 Presentation.pdf](#)  
[Alexander Company App incl Supp Answers.pdf](#)  
[Alexander Co NHCC CDBG Comm 10-5-2023 Presentation.pdf](#)  
[Northpointe Dev App incl Supp Answers.pdf](#)  
[Northpointe Merchant Place CDBG Comm 10-5-2023 Presentation.pdf](#)

**1. JT Klein's University Park Commons II:**

**Presented:** Kevin O'Donnell; Jacob Klein; Danny Afable; Derek Moran; Michael Morey

**2. Horizon Development Group, Inc.'s Ellis Potter Apartments:**

**Presented:** Scott Kwiecinski; Julian Walters; Jeremy Otte; Becky Hildebrandt; Curt Peerenboom

**3. MSP Real Estate, Inc.'s Yellowstone Apartments:**

**Presented:** Alyssa Klecker; Mark Hammond; Sharon Blom; Melissa Sorensen

--Alder Slack made a motion and Alder Conklin seconded to take a 5-minute break.--

**4. Alexander Company's Neighborhood House Community Center:**

**Presented:** Adam Winkler; Laura Gundlach; Jonathan Beck; Chris Qualle; Jenni Lippitt; Melissa Sorensen;  
**Available for Questions:** Samuel Brown

--Alder Martinez-Rutherford made a motion and Alder Slack seconded to take up item 3 out of order.--

**5. Northpointe Development II Corporation's Merchant Place Apartments:**

**Presented:** Sean O'Brien; Sam Haile;  
**Available for Questions:** Chris Hand

3. [80111](#) Approving the selection of JW Realty Investments, Inc, or an affiliate LLC, as part of a Community Development Division-led Requests for Proposals process, as the developer with whom City staff will negotiate an award agreement for a Youth Centered Housing Development at 1202 S Park Street (District 13).

**Attachments:** [File 80111 Registration Report.pdf](#)

**A motion was made by Alder Martinez-Rutherford and seconded by Ousman Darboe to return to lead with the recommendation for Approval of Approving the selection of JW Realty Investments, Inc, or an affiliate LLC, as part of a Community Development Division-led Requests for Proposals process, as the**

developer with whom City staff will negotiate an award agreement for a Youth Centered Housing Development at 1202 S Park Street (District 13).

Motion passed unanimously.

4. [80144](#)

Staff Report

Jim O'Keefe provided budget and timeline updates regarding the men's shelter, including that the County's Executive Capital budget included an extra \$1.5 million toward construction. The Mayor's executive budget had added \$2 million for the shelter from city and federal sources.

Updates provided on funding for CFL (Community Facilities Loan program).

Updates regarding the Mayor's operating budget and timeline.

#### ADJOURNMENT

A motion was made by Alder Phair and seconded by Alder Conklin to Adjourn at 8:00pm.

Motion passed by voice vote.