



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?*

Thursday, January 11, 2024

5:30 PM

Virtual Meeting

CALL TO ORDER / ROLL CALL

Staff present: Linette Rhodes, Jim O'Keefe, Sarah Lim, John Vogt, Ben Doing

Jennifer Campbell called the meeting to order at 5:32pm with a quorum present.

Present: 5 - Dina Nina Martinez-Rutherford; Angela K. Jones; Jennifer H. Campbell; Tiffany D. Malone and Matthew J. Phair

Excused: 3 - Nikki Conklin; Ousman Darboe and Megan N. Miller

APPROVAL OF MINUTES

A motion was made by Jones and seconded by Phair to Approve the minutes of December 7, 2023. Motion passed by voice vote.

PUBLIC COMMENT

1. [81512](#) Public Comment

None

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

2. [81396](#) Authorizing the Community Development Division to transfer the weather emergency respite hotel program contract from Friends of State Street Family to Catalyst for Change and authorizing the Mayor and City Clerk to enter into a contract with Catalyst for Change to administer the program.

Attachments: [FSSF to CFC Change Resolution.pdf](#)

A motion was made by Phair and seconded by Alder Martinez-Rutherford to return to lead with the recommendation to approve Authorizing the Community Development Division to transfer the weather emergency respite hotel program contract from Friends of State Street Family to Catalyst for Change and authorizing the Mayor and City Clerk to enter into a contract with Catalyst for

Change to administer the program.

Motion passed unanimously.

3. [81377](#) SUBSTITUTE - Authorizing the negotiation and execution of a Purchase and Sale Agreement between Eminent Development Corporation and/or an affiliate LLC (“Developer”) and the City of Madison for the Developer’s acquisition of the property located at 1202 S. Park Street for youth-centered housing development (the “Project”), and authorizing execution of a loan agreement for up to \$2.0 million of American Rescue Plan Act funds allocated by the Common Council for the Project. (District 13)

Attachments: [81377 Exhibit - Agreement.pdf](#)
[81377 Exhibit - Agreement - v2 Substitute.docx](#)
[File ID 81377 v1.pdf](#)

A motion was made by Jones and seconded by Phair to return to lead with the recommendation to approve Authorizing the negotiation and execution of a Purchase and Sale Agreement between Eminent Development Corporation and/or an affiliate LLC (“Developer”) and the City of Madison for the Developer’s acquisition of the property located at 1202 S. Park Street for youth-centered housing development (the “Project”), and authorizing execution of a loan agreement for up to \$2.0 million of American Rescue Plan Act funds allocated by the Common Council for the Project. (District 13)

Motion passed unanimously.

4. [81510](#) Approval of Rental Rehabilitation Program Guidelines

Attachments: [Rental Rehab Program Guidelines_Final 1.11.24.pdf](#)

A motion was made by Phair and seconded by Alder Martinez-Rutherford to approve the Rental Rehab Program guidelines.

Motion passed unanimously.

5. [81511](#) 2024 Work Plan

Attachments: [Year-at-a-Glance CDBG Committee 2024_updated 1-11-2024.pdf](#)

Linette Rhodes discussed the 2024 Work Plan, including that there will be potentially three CDBG committee meetings held as public hearings in 2024, all of which are required by HUD to be conducted in person.

Discussed staff’s upcoming work on the 5-year consolidated plan that will be submitted to HUD.

1st public hearing - March 2024* - Approving the 2024 Action Plan

***committee asked by staff to push this meeting to March 2024 so that CDD staff can attend.**

2nd public hearing - June 2024 - Feedback on future goals and objectives for the next 5 years

3rd public hearing - Sharing what feedback we heard, and what our plans are.

Currently hiring a student for 2024 to help through this process, researching the data and writing our report. Position open to applications until January 23, 2024.

Note that some of the CDBG Committee meetings are on the second Thursday of the month.

6. [81513](#) Staff Report

None. Staff will have a report at the next committee meeting.

ADJOURNMENT

A motion was made by Phair and seconded by Jones to Adjourn at 5:52pm. Motion passed by voice vote.