



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, January 10, 2019

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, Laura Noel, Mary O'Donnell, Katy Petershack, Deon Carruthers, Ethan Tabakin

The meeting was called to order at 5:10 pm.

Present: 6 - Samba Baldeh; Matthew J. Phair; Ben M. Van Pelt; Keetra S. Burnette; Daniel A. O'Callaghan and Jennifer H. Campbell

Absent: 2 - Maurice S. Cheeks and Colin A. Bowden

APPROVAL OF MINUTES

A motion was made by Ben Van Pelt, seconded by Samba Baldeh to approve the minutes from November 1, 2018. Motion passed by voice vote.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

Dan O'Callahan disclosed that his firm does work for Madison Development Corp, so he is recusing himself from item #1.

ACTION ITEMS

1. [54244](#) Awarding up to \$1,185,000 in Federal HOME funds to Madison Development Corporation and Wisconsin Partnership for Housing Development to help finance the development of affordable housing, and up to \$400,000 in Federal CDBG funds to Irwin A Robert D Goodman Center to support capital improvements, as the recommended outcome of a competitive RFP process conducted by the Community Development Division; and authorizing the Mayor and the City Clerk to enter into agreements with those agencies to implement the specified development projects.

Attachments: [Goodman Application_Federal RFP.pdf](#)
[WI Partnership for Housing Application_Federal RFP.pdf](#)
[Withdrawn Application_African Center for Community Devlp.pdf](#)
[Withdrawn Application_SunnySideDevelopment.pdf](#)
[Madison Development Corp Application_Federal RFP.pdf](#)
[Common Wealth Application_Federal RFP.pdf](#)

Dan O'Callahan stepped out of the room to recuse himself from this agenda item. His firm does work for Madison Development Corp. They are not involved in the project in question, but felt it best not to vote on this item. Ben Van Pelt assumed the role of chair for this item.

A motion was made by Jennifer Campbell, seconded by Matt Phair to approve the staff recommendations for funding.

Motion passed by voice vote.

2. [54144](#) Community Development Division Conference Committee
Re-appointments/Appointments for 2019

A motion was made by Matt Phair, seconded by Jennifer Campbell to approve appointment to the CDD Conference Committee for 2019: Keetra Burnette, Ben Van Pelt and Samba Baldeh. Motion passed by voice vote.

DISCUSSION ITEMS

4. [54296](#) Neighborhood Center and Child and Youth Funding Process

Attachments: [Neighborhood Center Funding Process CDBG-Final for 1.10.19.pptx](#)
[Pie Chart NC Funding_CDBG 1.10.19.pdf](#)

A motion was made by Ben Van Pelt, seconded by Samba Baldeh to take up item #4 on the agenda before item #3.

Motion passed by voice vote.

Jim O'Keefe relayed that the neighborhood center funding; and child and youth programming are the last major RFPs that Community Development will be putting out for bid since the FCI study. Funding commitments will be for 2020 and beyond. It is a work in progress, and staff are interested in input and comments.

Mary O'Donnell, Katy Petershock and Laura Noel presented on where CDD is in the funding process planning.

Samba Baldeh left at 6:25 pm.

Present: 5 - Matthew J. Phair; Ben M. Van Pelt; Keetra S. Burnette; Daniel A. O'Callaghan and Jennifer H. Campbell

Absent: 3 - Maurice S. Cheeks; Samba Baldeh and Colin A. Bowden

3. [53836](#) Authorizing the Community Development Division (CDD) to undertake a Request for Qualifications (RFQ) process for the purpose of selecting a Developer/Owner/Operator of a new neighborhood center to replace an existing facility serving the Bridge Lake Point Waunona Way neighborhoods and directing CDD to make recommendations to the Common Council of one or more entities to fulfill those roles.

Attachments: [V3 BLPW RFQ Draft 3.18.19.pdf](#)
[BLW RFQ Version 2 w Memo.pdf](#)
[BLPW RFQ DRAFT 11.21.18.pdf](#)

Jim O'Keefe discussed the Bridge Lake Point Waunona Neighborhood Center Request for Qualifications to replace the existing neighborhood center. He

relayed the history of the project. We are looking for a partner or partners to develop, own and run the neighborhood center in a way that best serves the residents of that neighborhood.

REPORTS

5. [54297](#) Staff Update

Attachments: [2019-01-10_cmte reserve funds summary.pdf](#)

Jim O'keefe discussed Tree Lane, the permanent supportive housing project on the west side of Madison, serving 45 homeless families. There are some significant struggles at the housing facility effecting the safety and security of the residents and surrounding area. YWCA will be leaving the property by March 15. CDD has put in two requests to the Mayor and Common Council. There is need for staffing around the clock, so we want to provide a second person on nights and weekends. We are also asking for funding for additional support services. We are currently in the process of devleoping a more robust service plan.

6. [53640](#) Reports from committees with CDBG Committee representation
Conference Committee (S Baldeh, R Sattler, & B Van Pelt)

None.

ADJOURNMENT

A motion was made by Keetra Burnette, seconded by Ben Van Pelt to adjourn at 8:31pm. Motion passed by voice vote.