



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

Thursday, December 6, 2007

5:00 PM

210 Martin Luther King, Jr. Blvd.
Room GR-27 (City-County Building)

CALL TO ORDER / ROLL CALL

PUBLIC COMMENT

WELCOME-CHAIR'S REPORT

STAFF REPORT FOCUS ITEM

City & CDBG Program procedures to encourage the development of disadvantaged small business enterprises

APPROVAL OF MINUTES

Markofski moved to approve the November 1 minutes. Silverman seconded. Markofski accepted a friendly amendment to strike wording in a motion on page 4 stating that the "Commission voted unanimously to accept the Southwest Neighborhood Steering Committee's Plan and recommendations for use of CDBG funds" and to replace it with, "The Commission voted unanimously to approve use of CDBG funds for the Southwest Neighborhood Steering Committee's project recommendations." Rummel also asked to clarify a comment that she made on page 5 regarding use of Affordable Housing Trust Funds. She said that she meant to convey that the Commission has not yet discussed implications of changing the existing ordinance to allow assisting Allied projects by issuing Affordable Housing Trust Funds as the Mayor has proposed. The Commission voted unanimously to approve the November 1 minutes as amended.

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

1 Operation Fresh Start (2007/12-D)

Staff Review for Operation Fresh Start Housing Rehabilitation/Employment Training request.

Markofski moved and Rummel seconded approval of points one through four of the staff recommendations, as follows:

1) Approval of request to amend the contract to sell the three properties (4723 Freese Lane, 4805 Freese Lane, and 100 Morningside Avenue) for less than the appraised value of the unit.

2) Approval of the request to amend the contract to allow OFS to retain the amount of HOME assistance in each property as an offset for costs rather than passing these funds on to the families as loans that write down the cost of the unit from the appraised value purchase price.

3) Approval of a short-term deferred loan of HOME Match funds in the amount of up to \$207,000 including principle and interest to the time of repayment, which will be used to pay off the existing bank loans on the two Freese Lane properties, thereby reducing the holding costs for those units until they are sold. Said loan to be repaid in part at sale of each unit at face value of the note with no interest. A mortgage and promissory note will be required on each property to secure the loan.

4) Require that the buyers of three assisted units provide the City with Land Use Restriction Agreements for the amount of time required by the HOME regulations based on the amount of HOME and HOME Match funds provided for each unit.

Further, buyers of the units will not be required to provide a mortgage to the CDBG Office for the amount of HOME loan assistance now approved as a grant to OFS (\$16,150 on each of the Freese Lane units and \$18,700 on the Morningside Avenue unit).

The motion passed four-to-two with Markofski, Pham-Remmele, Robinson, and Rummel voting aye and Bartlett and Choudhury voting nay. Sanders abstained.

2 Sherman Associates (2007/12-E)

Sherman Associates Apartments Nob Hill

This item was referred to the January 2008 meeting.

3 Northport/Warner Planning Process Boundary Amendment (2007/12-F)

Recommending the addition of two adjacent sub-areas to census tracts 23.01 and 24.02 as part of the focus for a Northport / Warner concentration neighborhood planning process.

This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER

4 Resolution Regarding Carry-over of Funds (2007/12-G)

Authorizing the carry-over of CDBG, HOME and other funds, and the extension of previously authorized projects within the Community Development program budget.

Bartlett moved to approve the resolution. Choudhury seconded. The motion passed with Bartlett, Choudhury, Pham-Remmele, Robinson, Rummel, and Silverman voting aye. Markofski abstained.

5 Southwest Neighborhood Plan (2007/12-I)

Adopting the Southwest Neighborhood Plan and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. Ald. Districts 1, 19, & 20.

Silverman moved to approve the resolution. Choudhury seconded. The motion passed unanimously.

UNFINISHED BUSINESS

Housing Trust Fund Ordinance (2007/12-H)

Amending Section 4.22 of the Madison General Ordinances to update language and terms in the Affordable Housing Trust Fund ordinance.

(Sponsor has requested referral until after the Housing Affordability Subcommittee makes its recommendations to the CDBG Commission.)

STAFF REPORT

December Staff Report

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ADJOURNMENT