



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

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Thursday, May 2, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 153 (Madison Municipal Building)

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### NOTICE OF A PUBLIC HEARING

#### CALL TO ORDER / ROLL CALL

**Staff Present:** Jim O'Keefe, Linette Rhodes, Julie Spears, Ethan Tabakin

**Dan O'Callaghan called the meeting to order at 5:13 pm.**

**Present:** 8 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Ben M. Van Pelt; Colin A. Bowden; Jennifer H. Campbell; Daniel A. O'Callaghan and Rachel E. Sattler

**Absent:** 1 - Keetra S. Burnette

#### APPROVAL OF MINUTES

A motion was made by Samba Baldeh, seconded by Colin Bowden to approve the minutes from April 4, 2019. Motion passed by voice vote.

A motion was made by Ben Van Pelt, seconded by Colin Bowden to take up item #3 on the agenda first. Motion passed by voice vote.

#### PUBLIC COMMENT

None

#### DISCLOSURES AND RECUSALS

None

#### NEW BUSINESS

3. [55245](#) Potential CDBG Funding for ConMarc, Inc-Balsam Road

**Attachments:** [2019 Application for Community Development Reserve Funds corr.pdf](#)  
[ConMarc - Federal App Budget Workbook - Revised for Reserve Application Staff Review 2018 - ConMarc Balsam Road.pdf](#)

Linette Rhodes introduced Connie Miles from ConMarc Inc who is interested in purchasing a four-unit on the far west side of Madison. This application is still in discussion with staff, and a resolution has not been drafted yet.

Connie reported that she has an accepted offer for a property on Balsam Rd which qualifies for Affordable Housing on rents and tenant income. Her intent is to fix up the units that are in dire need of fixing. She is connected with a construction manager and supervisor. She intends to keep the rents below market value but improve the living situation of the tenants. She has a connection to The Road Home, First Time Homebuyers Round Table and the Wisconsin Realtors Association. She hope to be able to help her tenants in more ways than with just rent.

1. [55528](#) Adopting the Triangle Monona Bay Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee.

**Attachments:** [AdptRes\\_attachments.pdf](#)  
[Link to TMB Plan website](#)  
[TMBDraftPlan\\_ExecSummary\\_Spanish.pdf](#)  
[Memo\\_re\\_Adopting\\_Plan.pdf](#)  
[Noble\\_comments\\_06-24-19.pdf](#)  
[Vang\\_comments\\_06-24-19.pdf](#)  
[Berryman-Agard\\_comments\\_06-24-19.pdf](#)  
[Registrants\\_062419.pdf](#)  
[TMBDraftPlan\\_ExecSummary\\_Hmong.pdf](#)  
[TMBReviewProcess\\_Spanish.pdf](#)  
[Ross\\_comments\\_7-1-19.pdf](#)

Linda Horvath and Angela Puerta from the Planning Department presented the City of Madison Comprehensive Plan for the Triangle Monona Bay Neighborhood. They discussed how the planning committee came about and the community outreach they did to get input from residents. They highlighted the major points of the plan.

A motion was made by Jennifer Campbell, seconded by Colin Bownden to recommend approval of the Triangle Monona Bay Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee.

Motion passed by voice vote.

2. [55523](#) Approving submission of the City of Madison's required 2019 Action Plan to the U.S. Department of Housing and Urban Development (HUD).

**Attachments:** [DRAFT\\_2019\\_AAP.pdf](#)

Linette Rhodes gave an overview of the 2019 Action Plan, which includes the City's plan to use 2019 federal funds. This is the fifth year of a 5-year plan. We are currently working on creating our next five year plan.

A motion was made by Jennifer Campbell, seconded by Rachel Sattler to recommend approval of the 2019 Action Plan.

Motion passed by voice vote.

roll call

Ben Van Pelt left at 6:15 pm.

- Present:** 7 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Colin A. Bowden; Jennifer H. Campbell; Daniel A. O'Callaghan and Rachel E. Sattler
- Absent:** 2 - Keetra S. Burnette and Ben M. Van Pelt

## DISCUSSION ITEMS

4. [55602](#) Affordable Housing Fund Request for Proposals

**Attachments:** [AHF RFP 2019 DRAFT.pdf](#)  
[2019 - AHF Targeted Area Map DRAFT 042519.pdf](#)

Julie Spears discussed the 2018 projects that were awarded tax credits. She gave an overview of funding projects in started/completed in the last five years. (16 projects total). 970 units of affordable housing have been made or are in the process of being built.

This year we have approximately \$5 million and expect to make awards for 3-4 projects. The goal is to improve the competitiveness of the WHEDA tax credits. She discussed additional goals of the RFP and what is new in this years request.

Ethan Tabakin discussed aspects of a successful proposal; what we expect in services, population served, location, etc. The City is looking for high quality housing that will help serve people of all situations. Ethan went over the targeted area map in detail.

A motion was made by Zachary Henak, seconded by Jennifer Campbell to approve publication of the RFP. Motion passed by voice vote.

## REPORTS

5. [55603](#) Staff Report

**Attachments:** [2019-05-02\\_cmte reserve funds summary.pdf](#)

Jim O'Keefe discussed the Park Edge/Park Ridge Neighborhood Employment Center. It is on track to open around June 1, and will be operated by Urban League of Greater Madison.

Jim updated the committee on the Bridge Lake Point Waunona RFQ. We received one response to the RFQ, and will not work through the process to make sure it meets the RFQ criteria.

Jim also gave an update on the Tree Lane properties. The Road Home is providing services there currently. We ar obligated to publish an RFP for a longer term service provider.

Linette discussed the workshop that was held regarding what kinds of services are needed to support Tree Lane residents. Agencies will next need to submit an intent to apply letter about what services they can offer. The RFP will be posted on Friday, May 10.

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 Colin Bowden, seconded by Zachary Henak to adjourn at 7:36 pm. Motion passed by voice vote.**