



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, December 1, 2011

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

**CALL TO ORDER / ROLL CALL AT 5:03 P.M.
JUSTIN MARKOFSKI IN THE CHAIR**

STAFF PRESENT: BILL CLINGAN, PAM ROOD, LORRI WENDORF-CORRIGAN, TAMMY PETERS

Present: 9 -

Tim Bruer; Shiva Bidar-Sielaff; Matthew J. Phair; Robert M. Hunter; Monya A. Choudhury; David A. Smith, Sr.; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

APPROVAL OF MINUTES

A motion was made by Hunter, seconded by Ald. Phair, to Approve the 11/3/11 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

[24892](#)

Dan Foley, Executive Director, appeared on behalf of Neighborhood House and is available to answer questions. He presented a letter to the committee from Nate Warnke, Board President. Dan stated that he understands the CDBG Committee will not be taking action on their funding request tonight, however, he wanted to express their desire to receive more funding than the Conference Committee recommended at their 11/29/11 meeting.

Dave Porterfield appeared on behalf of Movin' Out. He provided an update on their application for the Madison Affordable Trust Fund. The building will be a mixed use (ground floor is commercial space and the upper floor will be residential). They will sublet space to artists, including those with disabilities. They held their second neighborhood meeting recently and received positive feedback. They are currently getting the appropriate zoning permits and the Plan Commission and Urban Design Commission will consider their application in the near future. They requested \$750,000 from the Affordable Housing Trust Fund for a term of 3 years at an interest rate of 2%.

DISCLOSURES AND RECUSALS - NONE

BUSINESS ITEMS

1. [24631](#) Authorizing the carry-over of CDBG, HOME and other funds, and the extension of previously authorized projects within the Community Development program budget.

Pam Rood stated a resolution is prepared annually and is divided into 3 categories:

1) Projects that were financed with special funding that carries a longer-term commitment, or that were otherwise approved for a longer-term contract.

2) New projects that were approved since April 2011

3) Projects that have been delayed or other project-specific reasons.

A motion was made by Bruer, seconded by Whitesel, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

2. [24652](#) Request to change the Fair Market Rent Rates after the Period of Affordability

A motion was made by Bidar-Sielaff, seconded by Choudhury, to Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE at the request of the housing provider. The motion passed by voice vote/other. The Housing provider requested this be referred to the January CDBG Meeting.

REPORTS

3. [24653](#) Neighborhood Center Study

Lorri Wendorf-Corrigan presented an overview of how the CDD allocates funds to neighborhood centers. The total funds allocated to centers in 2011 was \$2,011,436. Eight charts were distributed to the members and the names of the neighborhood centers were not identified. The first chart represents all 13 centers the CDD funds and their entire budget for 2011. The second chart breaks down funding by CDD source (federal, state, city and private funds). The third chart breaks down funding by program area. The fourth chart breaks down the percent of total center support and the percent of total center programming dollars. The fifth chart indicates where each center receives their funding from. The sixth chart represents the percent of total CDD dollars and the percent they make up in the overall CDD budget. The seventh chart represents the percent of CDD funds within each center's budget. The eighth chart breaks down the CDD funding to each center by program area. Lorri stated that she has been meeting with center directors to establish some criteria for the funding process and to make it more formulaic. Some new criteria being considered are: 1) Need of neighborhood 2) Capacity 3) Resources in the service area 4) Performance of center. Nothing has been finalized yet and the discussions among staff and centers will continue.

Russ Whitesel stated that fewer criteria and formulas should be used when

allocating funds to centers. Instead the focus should be on the centers' needs and the available resources in their perspective neighborhoods.

Shiva Bidar-Sielaff requested information on how the funding of neighborhood centers has occurred in previous funding cycles. It appears the need of the centers has grown substantially when compared the funds available. She would like to see a needs-assessment performed along with a 5 year plan for neighborhood centers.

Monya Chodhury noted the lack of diversity of funding among programs in neighborhood centers. More opportunities may exist for centers if they were non-profit entities. The CDD should assist the centers to better identify issues and explore other funding sources beyond the City. It would give centers more flexibility and opportunities to expand.

Dan O'Callaghan stated there is a perception of funding inequity and it is unclear what problem is trying to be resolved. There seems to be no consensus at this point, however, establishing a vision and need should be the first priority. Dan inquired as to whether agencies are penalized via the funding process if they are able to secure funding from multiple sources.

Bill Clingan noted that the information being presented to the committee is informational only and requires no action. This discussion began after the end of the last funding cycle and the ultimate goal is to continue improving the process by better defining the specific needs and the actual allocations. It is a discovery process at this point and there will be a City-wide assessment completed next year. Statement, timeline, and direction will be included as a future CDBG agenda item. There is also discussion of forming a new committee within the CDD.

Matt Phair stated that a needs discussion did occur during the Common Council budget deliberations. The Mayor indicated during those deliberations that a resolution will be drafted in the future to guide the needs discussion.

Tim Bruer stated that defining the centers' accomplishments is a starting point for discussion and the ultimate goal. We need to define the commitment to the centers and encourage them to collaborate with existing neighborhood services to best serve the needs of the community. The focus should be redirected to grassroots efforts and to possibly reallocate funds that aren't necessary or are not being spent wisely.

A motion was made by Bruer, seconded by O'Callaghan, to Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE to create a workplan and direct staff to draft a document combining the 2 CDD Committees (CDBG & CSC) into one committee and direct the CSC to also consider said document. The motion passed by voice vote/other.

4. [24654](#)

Conference Committee Update

Lorri Wendorf-Corrigan stated that Neighborhood House received 1 year of City-funding during the last funding cycle. The CDBG funded a strategic plan for Neighborhood House. The Conference Committee met on 11/29/11 and reviewed the results of the strategic plan and the center's proposal. Staff and

the committee recommended funding Neighborhood House in the amount of \$39,070 (\$12,720 in HUD funds and \$26,350 in City funds). The Conference Committee opted to not fund the additional \$11,000 Neighborhood House was requesting. The CSC will consider how to reallocate the \$40,000 that is remaining.

Discuss and Finalize

5. [24655](#) Federal Budget Update

Bill Clingan reported that the cuts from the federal budget are 11.6% (\$208,000) from CDBG and 38% (\$588,000). A meeting is scheduled with the Mayor to discuss the cuts and how it will affect the division and agencies.

Discuss and Finalize

6. [24656](#) CDBG December 2011 Staff Report

Bill Clingan stated that Common Council met on 11/29/11 regarding the write off uncollectable loans of CDBG funds made for the benefit of Genesis Development Corporation. WHEDA contacted the CDD and requested the Common Council delay the vote because the tax credit isn't due until next year. Bill will draft a memo to address how the CDD will handle this issue when it comes back before the Common Council for final action.

Discuss and Finalize

7. [24657](#) Report from committees with CDBG Committee representation and designation of Commission representatives.
1. Gardens Committee (Phair)
 2. Martin Luther King Humanitarian Award Committee
 3. Committee on Office of Neighborhood Support
 4. Community Development Authority (Bruer)

None

ADJOURNMENT

A motion was made by Choudhury, seconded by Hunter, to Adjourn at 6:59 p.m. The motion passed by voice vote/other.