



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes EQUAL OPPORTUNITIES COMMISSION

Thursday, November 8, 2018

5:00 PM

2313 Allied Drive
Madison WI
Community Room

CALL TO ORDER / ROLL CALL

Meeting was called to order at 5:03, Corinda Rainey-Moore presiding.

Present: Corinda Rainey-Moore, Alder Rebecca Kemble, Sheray Wallace, Richelle Andrae, Charles McDowell, Caitlin Badsing, Danielle Dieringer, Melany Ramey

Absent: Dion Jones, Zach Madden

Staff Present: Byron Bishop and Britni Sutton

APPROVAL OF MINUTES

A motion to approve the October 11, 2018 minutes was made by Andrae, seconded by Wallace. Passed by voice vote.

PUBLIC COMMENT

Donna Vernig, resident at 2322 Allied Drive, spoke of her experience living there for four years. She reflected on constant lack of responsiveness to repairs and other issues around the complex. Once Donna started to attend NRT Meetings and report maintenance issues to City Building Inspection, the property managers began to be aggressive and threatening in her interactions with them. After Donna filed a formal complaint with Building Inspection about the growing problem of roaches and bed bugs, she received a non-renewal of her lease.

Annie Myers, resident at 2318 Allied Drive, shared similar issues with the complex owned by Quest Real Estate. Annie would tell the property managers, Darryl and April, about maintenance issues and bug infestations in her apartment, but it would not get resolved. She explains how they became aggressive and would threaten eviction when she did make requests.

Jenifer Carter, property manager at Revival Ridge Apartments, spoke of what she has witnessed at Quest Real Estate apartments. She explains she has seen families of four residing solely in the living room of an apartment because the bedrooms are overrun by pests. The windows are not appropriately fitted into the walls so it becomes too cold to sleep in the bedrooms, as well. Residents living in the complex can't keep food in the cabinets because it will be contaminated from the bugs.

Al Muhaymin has been a long-time resident at the complex owned by Quest Real Estate and was the on-site maintenance person when he first moved in.

He ended that employment because he disagreed with the practices of the building owner, Karl Bestul. AI has filed complaints with Building Inspection to get many issues repaired, including infestations of roaches. His lease was also ended after he began contacting Building Inspection and the City Attorney's Office. AI states that the problems are just given temporary patches and do not get entirely fixed.

Arquelio Rodriguez is a resident at 2314 Allied Drive. He shared that April and Darryl are known to enter tenant's apartments without proper notice. When repairs are asked for, but are not taken care of. Arquelio states that Karl Bestul has said that if tenants are not happy, they can move.

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

1.

SUBSTITUTE - Establishing a moratorium on issuance of new alcohol licenses in a high density, high police call area in downtown Madison and establishing a Task Force on Downtown violence.

Julia Olson, Supervisor at Dane County Public Health, informed the Committee that there is a staff team that is creating a profile of the alcohol density in Madison

A motion was made by Kemble, seconded by Dieringer, to Return to Lead with the Recommendation to Place on File to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.
2.

Acknowledging the City of Madison inter-disciplinary staff team tasked with analyzing alcohol outlet density, to identify issues related to excessive alcohol consumption that result in disproportionate calls for service, and propose steps to address such problems.

Julia Olson, Supervisor at Dane County Public Health, informed the Committee that the Finance Director has been delegated this project and it has been given an extended deadline of May 31, 2019. Their staff team will perform an analysis to determine what the correlation is between alcohol density and calls for service. It will also look into the demographics of those areas. The information will be used to inform the Alcohol License Review Committee and other policy recommendations. They are looking for approval of the substitution so they can get additional input on what needs to be considered in the evaluation and to focus on disparities.

A motion was made by Kemble, seconded by Dieringer, to Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE. There was one opposed. Motion passed by voice vote.
3.

Allied Dr Neighborhood Housing Issues

Kyle Bunnow works for the City of Madison Building Inspection Department. He explains that their process is complaint-driven. They require a name and

phone number from a tenant to be able to inspect the interior of a building. Once an inspection is completed, the Inspector will provide a written notice of any issues and give a time period for it to be fixed. They will return, usually in 30 days, to reevaluate and ensure the work is completed. The issuance of a fine or penalty is at the discretion of the Building Inspector. Kyle expresses a shared frustration with the buildings that are chronic sources of complaints. He informs the Committee that there is protection against retaliation due to filing a complaint, which is covered under Ordinance Chapter 32.

Jennifer Zivaly is an Assistant City Attorney and works as the Community Prosecutor, focusing on nuisance issues. She shared that she became involved with this buildings in November 2017, when the police department expressed concerns from what they witnessed when responding to calls for service at the address. Jennifer has met with Karl Bestul and made him aware of the issues, especially with April and Daryl's unprofessional and harassing behaviors to tenants. She requested that April and Daryl be removed from their positions as building managers. Jennifer also informed the Committee that Karl Bestul has other properties in Madison and Fitchburg but they do not have the same issues as the ones on Allied Drive. The City Attorney's Office has looked at the Public Nuisance Ordinance to deal with the issues at this complex.

Tariq Saqqaf, from the Mayor's Office, would like to see the Equal Opportunities Commission file a complaint with the Equal Opportunities Division, on behalf of the tenants.

Nina Gregorson works for the Department of Public Health as a Health Education Coordinator. She attended a meeting held by the residents where they shared their concerns about the buildings and the retaliation they face in trying to get better living conditions. In that meeting, there was a desire for a better mechanism that would allow for anonymous complaints. There was also a suggestion for Building Inspection to perform inspections at night when addressing complaints of bugs and pests. Another shared idea was to have the city cover costs of extermination to help ensure it is done effectively. Currently, the Public Health Department doesn't have the authority to address pests and infestations but would like to see that change.

4. Work Groups Updates: CDA Work Group; Housing Stock Work Group; MPD & Convictions Work Group

Andrae has requested a record of complaints against all CDA properties from DATCP and she is in the process of reviewing them.

5. Impact to Communities due to ICE Presence

Badsing shared about Spanish-speaking community members that are not going to food pantries because of the fear of ICE and being detained. Rainey-Moore spoke about how parents are dropping their children off several blocks away from school to avoid being seen by ICE, as well. Bishop shared the financial hardship families face due to being detained because of the cost to have people released from custody.

6. EOD Manager Report

There is no update

ADJOURNMENT

Dieringer moved to adjourn, McDowell seconded. Passed by voice vote.
Meeting adjourned at 7:04 PM.