



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Thursday, September 12, 2024

5:30 PM

Virtual Meeting

CALL TO ORDER / ROLL CALL

Staff present: Jim O'Keefe, Linette Rhodes, Julie Spears, Hardy Garrison, Ben Doing, Dan McAuliffe (Planning), Jeffrey Greger (Planning)

Campbell called the meeting to order at 5:32pm with a quorum present.

Present: 5 - Dina Nina Martinez-Rutherford; Nikki Conklin; John P. Guequierre; Jennifer H. Campbell and Tiffany D. Malone

Excused: 3 - Angela K. Jones; Megan N. Miller and Matthew J. Phair

APPROVAL OF MINUTES

A motion was made by Alder Conklin and seconded by Alder Dina Nina Martinez-Rutherford to Approve the minutes of August 1, 2024. Motion passed by voice vote.

roll call

Phair joined the meeting at 5:35pm.

Present: 6 - Dina Nina Martinez-Rutherford; Nikki Conklin; John P. Guequierre; Jennifer H. Campbell; Tiffany D. Malone and Matthew J. Phair

Excused: 2 - Angela K. Jones and Megan N. Miller

PUBLIC COMMENT

1. [85156](#) Public Comment

No general public comment

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

2. [85038](#) Authorizing the Planning Division to lead the preparation of the Southeast Area Plan and Adopting a Public Participation Plan

Attachments: [Exhibit A - SE Planning Area Map.pdf](#)
[Exhibit B - CAS Areas.pdf](#)
[Exhibit C - SE Area Public Participation Plan.pdf](#)
[Summary of Area Plan Public Participation Improvements.pdf](#)
[Presentation SEAP Area Plan Intro CDBG.pdf](#)
[Presentation SEAP Area Plan Intro PC.pdf](#)

A motion was made by Alder Martinez-Rutherford and seconded by Alder Conklin to take up items 2 and 3 together. Motion passed by voice vote.

Jeff Greger and Kirstie Laatsch (Planning) provided an overview.

A motion was made by Alder Conklin and seconded by Phair to return to lead with the recommendation to approve Authorizing the Planning Division to lead the preparation of the Southeast Area Plan and Adopting a Public Participation Plan.

Motion passed by voice vote.

3. [85045](#) Authorizing the Planning Division to lead the preparation of the Southwest Area Plan and Adopting a Public Participation Plan

Attachments: [Exhibit A - Planning Area Map.pdf](#)
[Exhibit B - CAS Areas.pdf](#)
[Exhibit C - Public Participation Plan.pdf](#)
[Summary of Area Plan Public Participation Improvements.pdf](#)
[Presentation Southwest Area Plan CDBG.pdf](#)
[PC Presentation 9-23-24](#)

Jeff Greger and Kirstie Laatsch (Planning) provided an overview.

A motion was made by Alder Conklin and seconded by Phair to return to lead with the recommendation to approve Authorizing the Planning Division to lead the preparation of the Southwest Area Plan and Adopting a Public Participation Plan.

Motion passed by voice vote.

4. [85157](#) Presentations from Applicants in the 2024 Affordable Housing Fund-Tax Credits RFP Process

Attachments: [EC Residential-Mandel_Application.pdf](#)
[EC Residential-Mandel_Presentation.pdf](#)
[Horizon Development Group_Application.pdf](#)
[Horizon Development Group Inc_Presentation.pdf](#)
[MRCDC_Application.pdf](#)
[MRCDC_Presentation.pdf](#)
[Northpointe - Merchant Place Senior_Application.pdf](#)
[Northpointe - Merchant Place Senior_Presentation.pdf](#)
[Northpointe - United Residences_Application.pdf](#)
[Northpointe - United Residences_Presentation.pdf](#)
[Preservation Housing Partners_Application.pdf](#)
[Preservation Housing Partners_Presentation.pdf](#)
[PreservingUS Inc - The Presley_Application.pdf](#)
[PreservingUS Inc_Presentation.pdf](#)
[Volker Development_Application.pdf](#)
[Volker Development Inc_Presentation.pdf](#)
[WITHDRAWN_MSP - Potomac Apartments.pdf](#)

Linette Rhodes provided a brief introduction, including an update re: a different RFP process-- the 2024 Affordable Rental Housing Development: Non-Tax Credit RFP -- staff funding recommendations will be done at the October 10, 2024 CDBG Committee meeting, which will be held virtually.

The public hearing that was originally scheduled for the October committee meeting will be changed to later in the year.

Presentations heard from applicants in the 2024 Affordable Housing Fund-Tax Credits RFP process:

1. Northpointe Development (United Residences)
2. Northpointe Development (Merchant Place Senior Apts)
3. Volker Development Inc.
4. Madison Revitalization and Community Dev Corp.
5. Horizon Development Group, Inc.
6. EC Residential, LLC/Mandel
7. Preservation Housing Partners
8. PreservingUS, Inc.

5. [85158](#) Staff Report

Jim O'Keefe provided the Staff Report: this week we broke ground on the new men's shelter.

ADJOURNMENT

A motion was made Alder Martinez-Rutherford and seconded by Alder Conklin to Adjourn the meeting at 9:03pm. Motion passed by voice vote.