



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, November 7, 2019

5:00 PM

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

CALL TO ORDER / ROLL CALL

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

The meeting was called to order at 5:06 pm.

Present: 6 - Zachary Henak; Samba Baldeh; Keetra S. Burnette; Jennifer H. Campbell;
Daniel A. O'Callaghan and Ben M. Van Pelt

Excused: 2 - Christian A. Albouras and Rachel E. Sattler

APPROVAL OF MINUTES

A motion was made by Jennifer Campbell, seconded by Samba Baldeh to approve the minutes from October 3, 2019. Motion passed by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

PRESENTATIONS

1. [58065](#) Presentation from Economic Development Division on the Request for Proposal Process for the Truman Olson Property

Attachments: [11385 2019 11-7 CDBG Com Truman Olson Presentation.pptx](#)

Dan Rolfs from Economic Development Division gave a presentation.

2. [58066](#) Presentation from Common Wealth Development on a Proposed Mixed Use Development at 5802 Raymond Road

Attachments: [5802 Raymond Road \(City\).pdf](#)
[Registrations Item 2.pdf](#)

ACTION ITEMS

3. [58032](#) Awarding up to \$450,000 from the Affordable Housing Fund to support a rental housing

development project, proposed by Stone House Development selected through a City Request for Proposals (RFP) process, that will construct approximately 20 units of rental housing in Madison, affordable to households with incomes at or below 60% of the county median income, and authorizing the Mayor and City Clerk to execute a loan agreement with the project developer.

Attachments: [JDS Memo AHF 2019 to CDBG Committee.pdf](#)
[AHF Application - Block 88, LLC 10.16.19 & Revisions 10.23.19.pdf](#)
[Registrations Item 3.pdf](#)

A motion was made by Ben Van Pelt, seconded by Jennifer Campbell to recommend approval of awarding \$450,000 from the Affordable Housing Fund to Stone House Development. Motion passed by voice vote.

4. [58033](#) Awarding up to \$500,000 from the Affordable Housing Fund to support an affordable housing development project, proposed by the Salvation Army of Dane County and selected through a City Request for Proposals (RFP) process, that will construct approximately 40 units of affordable rental housing in Madison, and authorizing the Mayor and City Clerk to execute a loan agreement with the developer of this project.

Attachments: [TSA AHF 2019 Memo to CDBG Committee Final.pdf](#)
[TSA Mifflin Street Apartments AHF Application CDBG Cmte.pdf](#)
[Registrations Item 4.pdf](#)

A motion was made by Samba Baldeh, seconded by Jennifer Campbell to recommend approval of awarding \$500,000 from the Affordable Housing Fund to The Salvation Army. Motion passed by voice vote.

5. [58036](#) Approving \$250,000 in federal CDBG funds to provide additional down payment and closing cost assistance to qualified homebuyers as part of the City's "Home Buy the American Dream" (HBAD) Program.

A motion was made by Samba Baldeh, seconded by Ben Van Pelt to recommend approval of providing an additional \$250,000 in federal CDBG funds to the City's "Home Buy the American Dream" Program. Motion passed by voice vote.

REPORTS

6. [58067](#) Staff Report

Attachments: [2019-11-07_cmtc reserve funds summary.pdf](#)

Jim O'Keefe gave the staff report.

-The 2020 budget process is coming to a close. CDD has about 12 operating budget amendments and 12 capital budget amendments up for vote. Notably there is an amendment bumping up the Affordable Housing Fund a little and clarifying the language in the rules so there is not a requirement for developers to obtain WHEDA low income tax credits in order to access those funds.

-Colin Bowden gave up his seat on the MLK Award Committee, so Deon Carruthers from CDD is taking his place.

-Yolanda Shelton-Morris is the new manager of the Community Resources Unit in CDD.

-There are two vacant positions on the CDBG Committee to be filled by people of low to moderate incomes. Please let staff know if you think of anyone that

would be interested in filling the positions.

-We will not be meeting in December unless an emergency comes up.

7. [53640](#)

Reports from committees with CDBG Committee representation
Conference Committee (S Baldeh, R Sattler, & B Van Pelt)

None.

ADJOURNMENT

A motion was made by Zachary Henak, seconded by Ben Van Pelt to adjourn
at 6:30 pm. Motion passed by voice vote.