



# 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?*

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Thursday, March 4, 2021

5:30 PM

Virtual Meeting

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**This meeting will include a Public Hearing on the Application for Community Development Block Grant Disaster Recovery (CDBG-DR) to cost share the reconstruction of portions of Wexford Pond and Greenway system**

### CALL TO ORDER / ROLL CALL

**Staff present: Jim O'Keefe, Linette Rhodes, Ethan Tabakin, Sarah Lerner (Engineering), Hardy Garrison, Sarah Lim, Ben Doing.**

**Matt Phair called the meeting to order at 5:32pm with a quorum present.**

**Present:** 5 - Zachary Henak; Samba Baldeh; Ousman Darboe; Jennifer H. Campbell and Matthew J. Phair

**Excused:** 4 - Christian A. Albouras; Felica Turner Walton; Rachel E. Sattler and Ben M. Van Pelt

### APPROVAL OF MINUTES

**A motion was made by Jennifer Campbell, and seconded by Ousman Darboe to Approve the minutes of February 4, 2021. Motion passed by voice vote.**

### PUBLIC COMMENT

1. [64417](#) Public Comment

**No general public comment.**

### DISCLOSURES AND RECUSALS

**None.**

## DISCUSSION ITEMS

2. [64419](#) Application for Community Development Block Grant Disaster Recovery (CDBG-DR) to cost share the reconstruction of portions of Wexford Pond and Greenway system

**Attachments:** [CDBG-DR Application Overview.pptx](#)

Ethan Tabakin introduced the proposal and provided overview of the CDBG program, described total CDBG funds available for CDBG-PF (\$15,355,000 in CDBG - Disaster Recovery funds), and activity types eligible for this funding (CDBG-PF).

Sarah Lerner from Engineering introduced to answer questions from committee on stormwater proposal.

Community Development needs identified by Tabakin and Lerner (Planning, Public Facilities, Economic Development, and/or Public Facilities for Economic Development).

Ethan Tabakin described activities proposed for the CDBG application, and the potential for residential and/or business displacement as a result of the proposed CDBG activities.

A motion was made by Jennifer Campbell, and seconded by Alder Henak to reconsider the item. Motion passed by voice vote.

Chair opened the public hearing. The public attending this meeting were offered an opportunity to discuss the proposed CDBG application, however no speakers had registered.

Public hearing closed.

## ACTION ITEMS

3. [64390](#) SUBSTITUTE - Authorizing the City of Madison, on behalf of the Dane County Continuum of Care (CoC), to accept an ESG-CV second allocation award of up to \$1,627,500 from the State of Wisconsin Department of Administration; authorizing the Mayor and City Clerk to execute agreements with specific Dane County CoC agencies to provide services using the ESG-CV funds; and amending the Community Development Division's 2021 Adopted Operating Budget to reflect receipt of these funds.

**Attachments:** [ESG-CV 2nd Allocation Award v1.pdf](#)

A motion was made by Alder Baldeh, seconded by Ousman Darboe, to amend the resolution to add the following as a bullet point: "Center for Community Stewardship – Up to \$71,467 in administration funds for compensation, training and fiscal sponsor fees for the HSC Lived Experience board seats, Lived Experience Committee, and Youth Action Board". Passed by voice vote.

A motion was made by Baldeh, seconded by Darboe, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER Substitute

**Resolution. The motion passed by voice vote/other.**

4. [63920](#)

SUBSTITUTE - Amending the 2021 Adopted Capital Budget for the Community Development Division's Men's Homeless Shelter capital project to accept and appropriate \$3 million from Dane County and Aauthorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes. (17th AD)

**Attachments:** [11716 PSA-Seller signed.pdf](#)  
[Men's Shelter v1.pdf](#)  
[Emailed Public Comments CDBG Committee 3-4-21.pdf](#)  
[RegistrantsReport-Public Speakers CDBG 3-4-21.pdf](#)  
[3/16/21 CCEC Public Comment 63920.pdf](#)  
[Emailed Public Comments 3-1-21 CCHIC.pdf](#)  
[RegistrantsReport-CCHIC 3-1-21.pdf](#)  
[3/30/21 CCEC Registration List 63920.pdf](#)  
[3/30/21 CCEC Mtg Emails 63920 part1.pdf](#)  
[3/30/21 CCEC Mtg Emails 63920 part2.pdf](#)  
[CCEC item 9 registrants.pdf](#)  
[3/30/21 CC Mtg All Alder Emails 63920.pdf](#)  
[210330 Common Council Registrants Report Final.pdf](#)

**Public comments heard:**

**MICK CONRAD spoke in Opposition**

**JOE DUPERRE spoke in Opposition**

**GARY HALVERSON spoke in Neither Support Nor Opposition**

**PATRICIA O'DAY spoke in Neither Support Not Opposition**

**Public comment period closed.**

**A motion was made by Alder Baldeh, seconded by Alder Henak to Refer authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes (17th AD) back to the first CDBG committee following (after) April 20 (May 6).**

**Motion FAILS by vote of 3-3.**

**Ayes: 3 - Zachary Henak; Samba Baldeh and Ousman Darboe**

**Noes: 3 - Christian A. Albouras; Jennifer H. Campbell and Matthew J. Phair**

**Excused: 3 - Felica Turner Walton; Rachel E. Sattler and Ben M. Van Pelt**

**A motion was made by Alder Albouras, seconded by Matt Phair to Return to Lead with the Recommendation to Approve authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes. (17th AD). Motion FAILS by vote of 3-3.**

**Ayes: 3 - Christian A. Albouras; Jennifer H. Campbell and Matthew J. Phair**

**Noes: 3 - Zachary Henak; Samba Baldeh and Ousman Darboe**

**Excused: 3 - Felica Turner Walton; Rachel E. Sattler and Ben M. Van Pelt**

## REPORTS

5. [64418](#) Staff Report

**Attachments:** [2021-03-04\\_cmte reserve funds summary.pdf](#)

Jim O'Keefe provided updates re: encampment closure, and successful connection efforts of those campers to alternate facilities including shelters, some to different camp sites.

Jim O'Keefe also provided updates including removal of belongings left behind at encampment, and expected upcoming cleanup of the site.

## ADJOURNMENT

A motion was made by Alder Baldeh, seconded by Alder Henak to Adjourn at 8:05pm. Motion passed by voice vote.