



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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, November 7, 2024

5:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

Staff present: Jim O'Keefe, Julie Spears, Linette Rhodes, Maria Davila Martinez, John Vogt, Matt Frater, Ben Doing, Hardy Garrison

Phair called the meeting to order at 5:33pm with a quorum present.

Present: 5 - Dina Nina Martinez-Rutherford; Nikki Conklin; John P. Guequierre; Angela K. Jones and Matthew J. Phair

Excused: 3 - Jennifer H. Campbell; Tiffany D. Malone and Megan N. Miller

### APPROVAL OF MINUTES

A motion was made by Alder Martinez-Rutherford and seconded by Jones to Approve the minutes of October 10, 2024. Motion passed by voice vote.

### PUBLIC COMMENT

1. [85918](#) Public Comment

None

### DISCLOSURES AND RECUSALS

Jones disclosed that in their position at United Way they invest in one of the organizations on today's agenda, the YWCA.

**NEW BUSINESS**

2. [85821](#) SUBSTITUTE-Awarding up to \$9,850,000 from the Affordable Housing Fund to support four affordable housing development projects, selected through a City Request for Proposals (RFP) process, that will support construction of approximately 275270 units of new rental housing in Madison, 167 of which will be affordable, and authorizing the Mayor and City Clerk to execute loan agreements with the developers of those projects (District 12, District 18 and District 19)

**Attachments:** [AHF-TC 2024 Memo to CDBG Committee Nov 2024.pdf](#)  
[AHF-TC Funding Recommendations Oct 2024.pdf](#)  
[85821-version1.pdf](#)  
[LTR-Dryden Update 11-12-2024.pdf](#)  
[Updated AHF-TC Funding Recommendations Nov 2024.pdf](#)

**A motion was made by Jones and seconded by Alder Martinez-Rutherford to Return to Lead with the Recommendation to Approve Awarding up to \$9,850,000 from the Affordable Housing Fund to support four affordable housing development projects, selected through a City Request for Proposals (RFP) process, that will support construction of approximately 275 units of new rental housing in Madison, 167 of which will be affordable, and authorizing the Mayor and City Clerk to execute loan agreements with the developers of those projects (District 12, District 18 and District 19)**

**Motion passed unanimously.**

3. [85820](#) SUBSTITUTE Authorizing the allocation of up to \$4.8 million of Federal HOME Partnership Investment Program (HOME) funds and \$5.2 million of Federal Emergency Rental Assistance Program funds, authorized under the American Rescue Plan Act and currently uncommitted, to Madison Revitalization and Community Development Corporation, or an affiliate LLC, to help finance Phase 1 of the redevelopment of the Triangle public housing site, and authorizing the Mayor and the City Clerk to enter into a Loan Agreement. (District 13)

**Attachments:** [85820-version 1.pdf](#)

**A motion was made by Alder Martinez-Rutherford and seconded by Alder Conklin to Return to Lead with the Recommendation to Approve Authorizing the allocation of up to \$4.8 million of Federal HOME Partnership Investment Program (HOME) funds and \$5.2 million of Federal Emergency Rental Assistance Program funds, authorized under the American Rescue Plan Act and currently uncommitted, to Madison Revitalization and Community Development Corporation, or an affiliate LLC, to help finance Phase 1 of the redevelopment of the Triangle public housing site, and authorizing the Mayor and the City Clerk to enter into a Loan Agreement. (District 13)**

**Motion passed unanimously.**

4. [85810](#) Authorizing a refinance of a Community Facilities Loan to YWCA Madison, Inc., originally for the sum of \$87,000, and increasing the loan amount by \$91,150 for a total of up to \$178,150 to support facility improvements at 2040 S. Park Street, authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 14)

Attachments: [City of Madison CFLP Application FINAL - YWCA Madison EC 2024.pdf](#)

A motion was made by Alder Martinez-Rutherford and seconded by Alder Guequierre to Return to Lead with the Recommendation to Approve Authorizing a refinance of a Community Facilities Loan to YWCA Madison, Inc., originally for the sum of \$87,000, and increasing the loan amount by \$91,150 for a total of up to \$178,150 to support facility improvements at 2040 S. Park Street, authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 14)

**Motion passed unanimously.**

5. [85811](#) Authorizing the use of up to \$123,000 of federal Community Development Block Grant (CDBG) funds and authorizing the Community Development Division to enter into agreements with the Parks and Traffic Engineering Divisions in order to implement neighborhood improvement projects identified in the South Madison Neighborhood Plan (District 14).

Attachments: [Penn Park Lights Plan.pdf](#)  
[Quann Park Lighting Project.pdf](#)

A motion was made by Alder Martinez-Rutherford and seconded by Alder Guequierre to Return to Lead with the Recommendation to Approve Authorizing the use of up to \$123,000 of federal Community Development Block Grant (CDBG) funds and authorizing the Community Development Division to enter into agreements with the Parks and Traffic Engineering Divisions in order to implement neighborhood improvement projects identified in the South Madison Neighborhood Plan (District 14).

**Motion passed unanimously.**

6. [85812](#) Authorizing the use of up to \$250,000 of federal Community Development Block Grant (CDBG) funds and authorizing the Community Development Division to enter into agreements with the Madison Metropolitan School District and the Planning, Parks and Traffic Engineering Divisions to implement neighborhood improvement projects identified in the Hawthorne-Truax Neighborhood plan. (District 12)

Attachments: [Carpenter Ridgeway Park Development Plan.pdf](#)

A motion was made by Alder Martinez-Rutherford and seconded by Alder Guequierre to Return to Lead with the Recommendation to Approve Authorizing the use of up to \$250,000 of federal Community Development Block Grant (CDBG) funds and authorizing the Community Development Division to enter into agreements with the Madison Metropolitan School District and the Planning, Parks and Traffic Engineering Divisions to implement neighborhood improvement projects identified in the Hawthorne-Truax Neighborhood plan. (District 12)

**Motion passed unanimously.**

7. [85919](#) Staff Report

Jim O'Keefe discussed two recently Common Council-approved resolutions: funds for non-tax credit development proposals via a request for proposals

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(RFP) process, and the allocation of first round of second year of funds to Capital Improvements for Non-profit Housing providers (CINH).

**ADJOURNMENT**

A motion was made Alder Conklin and seconded by Alder Martinez-Rutherford to Adjourn the meeting at 6:02pm. Motion passed by voice vote.