



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, November 4, 2010

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 300 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

- Present:** 6 -
Ken W. Pritchard; Marsha A. Rummel; Charlie R. Sanders; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel
- Absent:** 2 -
Tim Bruer and Shiva Bidar-Sielaff
- Excused:** 1 -
David A. Smith, Sr.

STAFF: Clingan, Dungan, Kenny, Rood, Studesville, Lor, Cato, Grimyser
OTHERS:

Sanders called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Rood suggested that one change should be made to the October 7, 2010 meeting minutes on the bottom of page 10. Rood asked that 'The Committee took no affirmative action on this item, so CDBG staff are authorized to seek HUD determination of the conflict of interest exception in this matter' be added. Whitesel moved to approve the October 7, 2010 minutes with Rood's suggestions/Markofski. The motion passed by voice vote/other.

PUBLIC COMMENT

There were not any public comments made.

REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

1. [20302](#) Authorizing the sale of various properties owned by Movin' Out, Inc. to a separate entity called Movin' Out Homes in order to reduce the amount of the first mortgage loans on the properties and obtain grant funding from Wisconsin Housing and Economic Development Authority (WHEDA).

Rood explained that the withdrawal of the two (2) Movin' Out, Inc. (MOI) agenda items was due to WHEDA not awarding them the Exchange funds that they had expected.

Rood said that MOI would be back before the Committee in 2011 to discuss a refinancing plan.

A motion was made to Return to Lead with the Recommendation to Place on File to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

2. [20435](#)

Authorizing the provision of \$99,000 in Scattered Site funds to Movin' Out Inc. for acquisition and rehabilitation of a 4-unit property located at 717 North Midvale Boulevard to be used as rental housing for low- and moderate-income City residents; and authorizing the Mayor and City Clerk to enter into agreements with Movin' Out, Inc. to implement the project.

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Rood said that MOI would be back before the Committee in 2011 to discuss a refinancing plan.

A motion was made to Return to Lead with the Recommendation to Place on File to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

ROLL CALL

Monya Choudhury arrived at the meeting.

Present: 6 -

Ken W. Pritchard; Marsha A. Rummel; Charlie R. Sanders; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Absent: 2 -

Tim Bruer and Shiva Bidar-Sielaff

Excused: 1 -

David A. Smith, Sr.

3. [20430](#)

SECOND SUBSTITUTE - Authorizing the carry-over of CDBG, HOME and other funds, and the extension of previously authorized projects within the Community Development program budget.

Rood discussed the Substitute Resolution and explained that a resolution was necessary in order to carryover the funds. A motion was made by Rummel, seconded by Whitesel, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

ROLL CALL

Alder Bruer arrived at the meeting.

Present: 7 -

Tim Bruer; Ken W. Pritchard; Marsha A. Rummel; Charlie R. Sanders;
Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Absent: 1 -

Shiva Bidar-Sielaff

Excused: 1 -

David A. Smith, Sr.

4. [20431](#)

Authorizing the use of \$106,900 in Federal CDBG funds to implement two neighborhood revitalization projects which address objectives identified in the Northport-Warner Park-Sherman Neighborhood Plan; authorizing the Mayor and the City Clerk to enter into agreements with designated agencies to implement the projects; and amending the CDBG Office's 2010 Operating Budget and Metro Transit's 2010 Capital Budget as appropriate.

Dungan explained the neighborhood process to the group.

Dungan said that one piece of the plan is that our money gets set aside for projects in the neighborhoods and discussed the following:

Of the \$106,900 amount, \$95,400 would be used to support FEED (Kitchen Incubator) and \$11,500 would be used for bus shelters and benches along N. Sherman Avenue.

Dungan clarified that the recommendations would be used only for the north side of the City.

Dungan said that the kitchen group went back to the Steering group after the summer process award.

Markofski wondered if the money for the bus shelters was included in Metro's Capital Budget.

Dungan said that no dollars were included in Metro's budget for these shelters and benches. Alder Rhodes-Conway is considering introducing a budget amendment if additional funds are needed.

A motion was made by Whitesel, seconded by Choudhury, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

DISCUSSION ITEM

[20582](#)

EECBG PROGRAM UPDATE PRESENTATION

Studesville introduced the members of the Energy Group, which included Ron Cato, May Lor, and Paul Grimsyer.

Studesville said he has been trying to get the Energy Group organized.

Studesville discussed the presentation page by page for the group explaining programs and project allocations:

- LED street lights
- Anaerobic Food Waste Digester which is a pilot program
- Residential Energy Efficiency Incentive Program
- Weatherization Employment and Training Program
- Interior Energy Efficiency Lighting Retrofits.

Studesville said the total allocation was \$2,384,600.

Studesville noted that there were 15 BEEP awards, which were distributed to diverse business participants.

It was discussed that the Department of Transportation (DOT) had a process for tracking the Davis-Bacon prevailing wage.

ROLL CALL

Alder Bidar-Sielaff arrived at the meeting.

Present: 8 -

Tim Bruer; Ken W. Pritchard; Shiva Bidar-Sielaff; Marsha A. Rummel; Charlie R. Sanders; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

Excused: 1 -

David A. Smith, Sr.

20582

EECBG PROGRAM UPDATE PRESENTATION

Studesville explained that DOT's system for tracking the prevailing wage via the use of computers would save thousands of dollars in man hours in terms of reviewing the timesheets and would also save on paperwork; the system would eliminate paperwork.

Studesville discussed the Better Buildings Budget:

- Department of Energy (DOE) requirements/guidelines
- 5:1 financial leveraging required by DOE

Studesville said that they would like to have 15:1 financial leveraging.

Whitesel wondered if the loan program was just between the Energy Group and DOE.

Studesville said there would be zero risk to the City.

Studesville said that he was hoping to incentivize the banks as well as leverage the Loan Loss Reserve, but that the Wisconsin Energy Conservation Corporation (WECC) is the program's administrator.

Clingan noted the need to target the most bang for the buck.

It was discussed that loans would be based upon the ability to pay and not necessarily by income.

Studesville discussed the following points:

Program Design

- PACE is off the table
- Residential program
- Commercial is still viable

Program Components

- Would cultivate NI for the program
- Community outreach and working with Alders
- Tracking energy savings
- DOE has a lot of reporting/data requirements

Outreach & Marketing

- With consultants, contractors, etc. (*see page 20*)
- Website should be up and running by January 1, 2011
- Media
- Printed material

Community Partnerships (*see page 22*)

Program Review

- Programs that have already had a review

Program Sustainability (*see page 25*)

Studesville said the intent would be to continue to grow the program and the residual would be greater than \$400,000.

Studesville discussed program goals:

- Market transportation
- Support economic development
- Education/outreach
- Reduce the carbon footprint
- Continue to evolve
- Wish to be a green leader

Rummel wondered in reference to page 3-LED lights, how that would affect property assessments.

Studesville said it would reduce costs due to the reduction in energy use. Studesville said that testing would take place on replacement of traffic lights.

REPORTS

6. [20333](#) CDBG NOVEMBER 2010 STAFF REPORT

Clingan discussed next year's schedule and noted that if we would not need a meeting, then we would not have one.

Clingan suggested reviewing funding applications every other month.

Clingan reviewed the financials.

Rood explained the NSP report which showed all of the NSP property sites throughout the City.

7. Report from committees with CDBG Committee representation and designation of Commission representatives.

Rummel noted that the Committee on Office of Neighborhood Support still has not convened since she was elected in 2007.

ADJOURNMENT

Markofski moved adjournment at 6:00 pm/Bruer seconded. Unanimous approval. The motion passed by voice vote/other.

Anne Kenny, recorder