



City of Madison

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

Meeting Minutes - Draft 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, November 2, 2023

5:30 PM

Virtual Meeting

CALL TO ORDER / ROLL CALL

Staff present: Linette Rhodes, Jim O'Keefe, Matt Frater, John Vogt, Julie Spears, Ben Doing

Chair Campbell called the meeting to order at 5:30pm with a quorum present.

Present: 8 - Dina Nina Martinez-Rutherford; Nikki Conklin; Kristen Slack; Ousman Darboe; Jennifer H. Campbell; Tiffany D. Malone; Megan N. Miller and Matthew J. Phair

Excused: 1 - Angela K. Jones

APPROVAL OF MINUTES

A motion was made by Phair and seconded by Alder Slack to Approve the minutes of October 5, 2023. Motion passed by voice vote.

PUBLIC COMMENT

1. [80588](#) Public Comment

No general public comment

DISCLOSURES AND RECUSALS

None

NEW BUSINESS

2. [80359](#) Authorizing the allocation of up to \$2 million of City Affordable Housing Funds to Madison Revitalization and Community Development Corporation (MR CDC) to help finance the demolition of four (4) dwelling units for the development of six (6) new townhome dwelling units located at 1309-11 and 1401-03 Theresa Terrace, currently owned by MR CDC, and authorizing the Mayor and the City Clerk to enter into a Loan Agreement. (District 20)

A motion was made by Miller and seconded by Darboe to return to lead with the recommendation to Approve Authorizing the allocation of up to \$2 million of City Affordable Housing Funds to Madison Revitalization and Community Development Corporation (MR CDC) to help finance the demolition of four (4)

dwelling units for the development of six (6) new townhome dwelling units located at 1309-11 and 1401-03 Theresa Terrace, currently owned by MRCD, and authorizing the Mayor and the City Clerk to enter into a Loan Agreement. (District 20)

Motion passed unanimously.

3. [80591](#) Awarding Affordable Housing Fund to support affordable housing development projects, selected through Community Development Divisions 2023 Affordable Housing Fund-Tax Credit Request for Proposals (RFP) process.

Attachments: [AHF-TC 2023 Memo to CDBG Committee.pdf](#)
[RegistrantsReport-CDBG Committee 11-2-2023.pdf](#)

A motion was made by Phair and seconded by Alder Martinez-Rutherford to recommend approving Awarding Affordable Housing Fund to support affordable housing development projects, selected through Community Development Division's 2023 Affordable Housing Fund-Tax Credit Request for Proposals (RFP) process.

Motion passed unanimously.

4. [80592](#) Approving the allocation of up to \$1,850,000 of additional Affordable Housing Funds to Wisconsin Housing Preservation Corporation (WHPC) for Gardner Bakery Housing Redevelopment and St. John's Lutheran Church, in partnership with Urban Land Interests, for St. John's Lutheran Church Housing Redevelopment and authorizing the Mayor and City Clerk to execute loan agreements with the developers of those projects.

Attachments: [Memo_AHF-TC Addt funds 22 CDBG Committee.pdf](#)
[23.10.23 St. John's Development City Addl Funds Request.pdf](#)
[WHPC Rise City of Madison AHF Letter 10.30.2023.pdf](#)
[RegistrantsReport-CDBG Committee 11-2-2023.pdf](#)

A motion was made by Alder Slack and seconded by Miller to recommend approval of Approving the allocation of up to \$1,850,000 of additional Affordable Housing Funds to Wisconsin Housing Preservation Corporation (WHPC) for Gardner Bakery Housing Redevelopment and St. John's Lutheran Church, in partnership with Urban Land Interests, for St. John's Lutheran Church Housing Redevelopment and authorizing the Mayor and City Clerk to execute loan agreements with the developers of those projects.

Motion passed unanimously.

A motion was made by Alder Martinez-Rutherford and seconded by Alder Slack to take up Item 7, out of order. Motion passed unanimously.

5. [80593](#) Authorizing the City to accept an award of \$50,838 from HUD's Continuum of Care Supplemental to Address Unsheltered and Rural Homelessness Notice of Funding Opportunity ("Special NOFO"), competition; amending the Community Development Division's 2024 Adopted Operating Budget as appropriate; and authorizing the Mayor and City Clerk to enter into agreements necessary to accept the funds.

Attachments: [DRAFT Resolution to Accept HUD Unsheltered Funds.pdf](#)

A motion was made by Phair and seconded by Miller to recommend approving Authorizing the City to accept an award of \$50,838 from HUD's Continuum of Care Supplemental to Address Unsheltered and Rural Homelessness Notice of Funding Opportunity ("Special NOFO"), competition; amending the Community Development Division's 2024 Adopted Operating Budget as appropriate; and authorizing the Mayor and City Clerk to enter into agreements necessary to accept the funds.

Motion passed unanimously.

6. [80594](#) Approving a loan of up to \$400,000 of federal Community Development Block Grant funds to The River Food Pantry, Inc. from the Community Facilities Loan Program to help finance the acquisition of real property generally located at 2102 and 2202 Darwin Road, and authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 18)-

Attachments: [80587 River Food Pantry Resolution.pdf](#)
[CFL Application.PDF](#)
[RegistrantsReport-CDBG Committee 11-2-2023.pdf](#)

A motion was made by Phair and seconded by Miller to recommend approval of Approving a loan of up to \$400,000 of federal Community Development Block Grant funds to The River Food Pantry, Inc. from the Community Facilities Loan Program to help finance the acquisition of real property generally located at 2102 and 2202 Darwin Road, and authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 18)-

Motion passed unanimously.

7. [80595](#) Review of Community Facility Loan Program Guidelines

Attachments: [CFL Program Guidelines_Final Nov 2022_2.pdf](#)
[Memo_2023 CFL Program Review.pdf](#)
[RegistrantsReport-CDBG Committee 11-2-2023.pdf](#)

Public comments heard from Leslie McAllister, representing Allied Wellness Center.

Linette Rhodes provided an introduction and background. Alder Wehelie provided comments on proposed changes.

A motion was made by Phair and seconded by Darboe to adopt the guidelines with the changes as outlined by Linette Rhodes and confirmed by Alder Wehelie. The motion failed by the following vote:

Ayes: 1 - Alder Kristen Slack

Noes: 7 - Alder Dina Nina Martinez-Rutherford; Alder Nikki Conklin; Ousman Darboe; Jennifer Campbell; Tiffany Malone; Megan N. Miller; Matt Phair

Excused: 1 - Angela Jones

8. [80589](#) Staff Report

Attachments: [Year-at-a-Glance CDBG Committee 2023 revised30OCT2023.pdf](#)

Jim O'Keefe provided City and County budget updates, and updates regarding the use of ARPA funds – with updates on the St Johns Redevelopment project, Porchlight, The Salvation Army, and the Dairy Drive campground.

The City's CDBG Unit has been able to put CDBG funds - which are obligated to be used on a timely basis - to legitimate use to get beneath the federal government's annual timeliness standards.

Linette Rhodes - The CDBG committee will have to have public hearings in 2024, which will need to be in person, however, we do not intend for the January or February meetings to be in person. Staff will be working on a year-at-a-glance workplan calendar to be shared with the committee.

ADJOURNMENT

A motion was made by Alder Conklin and seconded by Miller to Adjourn at 7:19pm. Motion passed by voice vote.