



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

Thursday, October 5, 2017

5:00 PM

210 Martin Luther King, Jr. Blvd.
Room 357 (City-County Building)

CALL TO ORDER / ROLL CALL

Present: 7 - Samba Baldeh; Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt; Colin A. Bowden; Daniel A. O'Callaghan and Jennifer H. Campbell

Excused: 2 - Maurice S. Cheeks and Keetra S. Burnette

Staff members: Nancy Dungan, Sarah Lim, Jim O'Keefe, Linette Rhodes, Julie Spears, Peg Stonestreet, and Ethan Tabakin.

D. O'Callaghan called the meeting to order at 5:10 p.m.

APPROVAL OF MINUTES

A motion was made by Van Pelt, seconded by Phair, to Approve the Minutes of September 7, 2017. The motion passed by voice vote.

PUBLIC COMMENT

no comments

DISCLOSURES AND RECUSALS

none.

1. [47056](#) CDBG Chair Report

no report.

BUSINESS ITEMS

2. [48638](#) SUBSTITUTE - Authorizing an allocation of up to \$50,000 in federal CDBG funds to provide additional home repair services to Madison's low-income homeowners through Project Home, Inc.; and authorizing the Mayor and the City Clerk to execute an amendment to the existing agreement with Project Home, Inc. to reflect the additional funds; and amending the 2017 Adopted Operating Budget to appropriate \$50,000 from the Community Development Grant Fund.

Wyolanda Singleton and Bob Weirough represented Project Home. Discussion followed.

A motion was made by Phair, seconded by Van Pelt, to Return to Lead with the

Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote.

3. [49065](#) Authorizing the use of up to \$120,000 of CDBG funds to implement neighborhood improvement projects which address objectives identified in the Darbo-Worthington-Starkweather Creek Neighborhood Plan; and authorizing the Mayor and the City Clerk to enter into agreements with agencies to implement the projects.

N Dungan gave an overview. Discussion followed.

A motion was made by Van Pelt, seconded by Campbell, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote.

4. [49057](#) 2018 Contract Renewals

J O'Keefe gave an overview. Discussion followed.

A motion was made by Phair, seconded by Van Pelt, to Approve. The motion passed by voice vote.

5. [49034](#) Authorizing the allocation of up to \$4.35 Million from the Affordable Housing Fund to support two development projects, selected as part of a City Request for Proposals (RFP) process, that would involve the construction of approximately 175 units of affordable rental housing in Madison, Wisconsin, and authorizing the Mayor and City Clerk to execute loan agreements with the developers of those projects.

**Mark Hammond represented MSP Real Estate - The Grove Apartments
Richard Arnesen represented Stone House Development, Inc. - Fair Oaks Apartments
Alder Arhens opposed the Fair Oaks Apartment project.**

A motion was made by Van Pelt, seconded by Phair, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote.

6. [49037](#) Authorizing the allocation of up to \$1.48 million from the Affordable Housing Fund to support the development of approximately 50 units of affordable senior housing on property located at 7941 Tree Lane and authorizing the Mayor and City Clerk to execute a loan agreement with CommonBond Communities for its development.

**Diana Dyste and Joe Mar Hooper represented CommonBond Communities,
Discussion followed.**

A motion was made by Van Pelt, seconded by Phair, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote.

7. [49038](#) Authorizing the allocation of up to an additional \$500,000 to Heartland Housing Inc, from the 2018 Affordable Housing Fund, and reauthorizing 2017 AHF loan commitments to Heartland to support development costs associated with a proposed project to construct approximately 60 units of permanent supportive housing in Madison, Wisconsin and authorizing the Mayor and City Clerk to execute a loan agreement with Heartland.

Matt Melendes represented Heartland Housing Inc.

A motion was made by Campbell, seconded by Van Pelt, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote.

J Campbell left the meeting 6:30 p.m.

Present: 6 - Samba Baldeh; Matthew J. Phair; Ricky Hunt; Ben M. Van Pelt; Colin A. Bowden and Daniel A. O'Callaghan

Excused: 3 - Maurice S. Cheeks; Keetra S. Burnette and Jennifer H. Campbell

8. [49068](#)

Receive staff report on response to Homeless Services RFP and receive brief presentations from applicant organizations.

**The following agencies presented information to the CDBG Committee:
Lisa Kuklinski and Tina White answered questions for Heartland Health Outreach**

Dean Loumos and Michael Basford answered questions for Housing Initiative, Inc.

Maggie Carden answered questions for Institute of Community Alliances

Kevin Magee answered questions for Legal Action

Rich Henderson and Anthony Cooper answered questions for Nehemiah Community Development Corp

Ulysses Williams (Sanctuary 51) answered questions for Operation Welcome Home / Sanctuary 51

Kim Sutter answered questions for Porchlight Inc

Rachel Kaiser answered questions for Tellurian, Inc

Brenda Konkel answered questions for Tenant Resource Center

Melissa Mennig answered questions for The Road Home Dane County

Melissa Sorenson answered questions for The Salvation Army

Maggie Porter Kratz and Shannon Ash answered questions for YWCA of Madison

ADJOURNMENT

The meeting was Adjourn by O'Callaghan at 9:15 p.m.. The motion passed by voice vote.