



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved EQUAL OPPORTUNITIES COMMISSION

Thursday, February 21, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Previously Room 111)
Madison Municipal Building

CALL TO ORDER / ROLL CALL

The meeting was called to order by Charles McDowell at 5:05 PM.

Present: Charles McDowell, Richelle Andrae, Sheray Wallace, Rebecca Kemble, Danielle Dieringer, Caitlin Badsing, Zach Madden, & Melanie Ramey
Absent: Corinda Rainey-Moore, Dion Jones

APPROVAL OF MINUTES

A motion was made by Madden, seconded by Dieringer, to Approve the Minutes from the January 17, 2019 meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

NEW BUSINESS

1. [54514](#) SUBSTITUTE - Authorizing the Issuance of a Request for Proposals to Seek a Developer to Complete the Private Portion of the Judge Doyle - Block 88 Project.

Attachments: [City - JDS Block 88 RFP 2.19 -Draft.pdf](#)

[54514 v1.pdf](#)

[54514 v2.pdf](#)

[54514 v3.pdf](#)

[54514 CCEC Amendment.pdf](#)

[54514 Committee Recommendations Summary 2/26/19.pdf](#)

Recommendation of amendment was moved by Madden and Seconded by Dieringer. Passed by voice vote.

A motion was made by Ramey, seconded by Kemble, to Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE.

The RFP shall include the following requirements:

1. The RFP response should be for a development project on Block 88.
2. The project must be for a housing or mixed use purpose (excluding hotel use) and include a workforce housing component with some units being subject to rent and income restrictions which make them affordable to low and moderate-income households.

Delete:

- a. If housing is proposed as a component, a high priority will be given to proposals that include a workforce housing component with some units being subject to rent and income restrictions which make them affordable to low and moderate-income households.

The motion passed by voice vote/other.

Natalie Erdman and George Austin were present to explain the RFP and the interest in having the EOC review it due to their focus on addressing housing issues in Madison. Andrae recommends finding a developer that is willing to utilize the Landlord/Tenant Issues Committee's developing pamphlet of "best practices" for tenants and landlords. Kemble wants the EOC to continue to be a part of this RFP as it moves forward. Madden recommends adding that affordable housing "must" be included in the accepted proposal. George Austin agreed to make the following changes in the RFP to highlight the Construction Contractors United program:

In the Information Requirements section of the RFP, the requirement would now read:

Provide a workforce utilization plan and targeted business goals for the construction and operations periods. You are encouraged to contact the City of Madison Department of Civil Rights to learn more about the minority general contracting entities in the Construction Contractors United program

DISCUSSION ITEMS

2. [54364](#) Changing the process for EOD Complaints: Updates to the Mediation Process

Attachments: [Draft EOD Mediation Process.pdf](#)

Madden moves to approve the EOD rule changes. Dieringer seconds the motion and it is passed by voice vote.
3. [53601](#) Housing Issues in Madison: What can the EOC do and who can they partner with to address the continuing problems?

Adriana Peguero presents on the role the City Attorney's Office has in addressing landlord/tenant issues. She highlights MGO Chapter 27, which defines how fines can be applied to landlords that are non-compliant with Building Inspection violations. These fines are up to the discretion of the Building Code Prosecutor.

When violations are found by Building Inspection, the tenant is sent a notice that states their rights to request rent abatement. In five (5) months, twenty (20)

tenants have applied for this relief. It was not known at this time how many people received benefits.

The EOD is working with the City Attorney's Office to get a process for injunctive relief in place.

4. [51456](#) Work Groups Updates: CDA Work Group; Housing Stock Work Group; MPD & Convictions Work Group

The three groups provide their final insights from their research.

CDA Workgroup: How does the CDA receive feedback? Is the CDA equitable? What are enforceable "best practices"?

Housing stock workgroup: It is difficult to make progress in this area due to state laws being restrictive. Being a party to the conversation about new developments is a good way to help.

MPD Workgroup: The reports from MPD were difficult to analyze. They will look at doing another records request with different parameters.

5. EOC Annual Retreat Planning

Each committee member will bring one (1) suggested policy change to the retreat for discussion and to prioritize next steps.

Elections will be held.

Byron will provide a presentation on the process of becoming a Commission member so that others can help in recruitment.

Jason Glozier, Disability Rights and Services Specialist, will also provide a presentation on Disability Rights.

6. [08357](#) Division Manager's Report

The Division Manager's Report is attached.

At the next EOC Executive meeting, they would like to hear from Tariq Saqqaf about visiting other neighborhoods and possibly setting a schedule. A

Representative from Public Health will be present to answer questions about their role in housing.

ADJOURNMENT

A motion was made by Dieringer, seconded by Madden, to Adjourn. The motion passed by voice vote/other. Meeting adjourned at 6:41 p.m.