



# 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, September 10, 2020

5:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

Staff present: Linette Rhodes, Jim O'Keefe, Julie Spears, Ethan Tabakin, Ben Doing.

Matt Phair called the meeting to order at 5:30pm with quorum present.

**Present:** 8 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Rachel E. Jones; Jennifer H. Campbell; Matthew J. Phair; Rachel E. Sattler and Ben M. Van Pelt

**Absent:** 1 - Felica Turner Walton

### APPROVAL OF MINUTES

A motion was made by Alder Baldeh, and was seconded by Ben Van Pelt to approve the Minutes from August 6, 2020. Motion passed by voice vote.

### PUBLIC COMMENT

1. [62029](#) Public Comment

**Attachments:** [RegistrantsReport\\_0826PM for Sep 10.pdf](#)

Presenters who had registered to speak were all given an opportunity to speak during presentations. No other public comments registered.

### DISCLOSURES AND RECUSALS

None

## REPORTS

2. [62021](#) Staff Report

**Attachments:** [2020-09-10\\_cmte\\_reserve\\_funds\\_summary.pdf](#)

Jim O'Keefe gave a staff report, including ESG-CV funds of \$3 million -- recommendations will be finalized and go for final action on October 20, 2020. Updates given on search for a men's shelter location, and on Mayor Rhodes-Conway's capital budget -- Finance Committee scheduled to act on budget September 21.

Staff conducted a quorum-availability check of members for the next CDBG Committee meeting; a quorum of members was confirmed to be available for 9/17.

Linette Rhodes gave brief introduction of the Affordable Housing Fund (AHF) presentations being heard.

roll call

**Alder Albouras left at 5:55pm.**

**Present:** 7 - Zachary Henak; Samba Baldeh; Rachel E. Jones; Jennifer H. Campbell; Matthew J. Phair; Rachel E. Sattler and Ben M. Van Pelt

**Absent:** 2 - Christian A. Albouras and Felica Turner Walton

## PRESENTATIONS

3. [62017](#) Presentations from Applicants in the 2020 Affordable Housing Fund RFP Process

**Attachments:** [Gorman AgeBetter Community Living Combined Responses\\_CDBG Commit Madisonian Combined Responses\\_CDBG Committee.pdf](#)  
[Northpointe Uno's Combined Responses\\_CDBG Committee.pdf](#)  
[Odessa Senior Housing Combined Responses\\_CDBG Committee.pdf](#)  
[The Shield Combined Responses\\_CDBG Committee.pdf](#)  
[Westgate Commons Combined Responses\\_CDBG Committee.pdf](#)  
[WITHDRAWN Zor Shrine Affordable Combined Responses\\_CDBG Committee AgeBetter 09102020.pdf](#)  
[Uno Madison 09102020.pptx](#)  
[9.10.20 JTK Westgate Commons CDBG Presentation.pptx](#)  
[The Shield Apts AHF RFP 9-17-20.pdf](#)  
[Madisonian AHF RFP 9-17-20.pptx](#)  
[Avenue Square AHF RFP 9-17-20.pptx](#)

1. Gorman & Company and AgeBetter, Inc: AgeBetter Community Living  
Presenting: Luis Herrera, Ted Matkom, Ann Albert  
Available for Questions: Duane Buscher

2. Northpointe Development: Uno-Madison  
Presenting: Sean O'brien

Available for Questions: Cal Shultz, Chris Hand, Shannon Ash, Andy Dumke

**3. JT Klein Company: Westgate Commons**

Presenting: Danny Afafe, Jacob Klein, Derek Moran, Ellen Carlson, Jean Bartz

(Remaining presentations to be heard at next committee meeting)

Update from Linette: October CDBG Committee meeting is being moved to Oct 8th so that AHF RFP and ESG-CV RFP can go to Council.

**ADJOURNMENT**

A motion was made by Alder Baldeh and seconded by Ben Van Pelt to adjourn at 8:22pm. Motion passed by voice vote.