



# City of Madison

City of Madison  
Madison, WI 53703  
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, January 7, 2021

5:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

Staff present: Jim O'Keefe, Linette Rhodes, Hardy Garrison, Ethan Tabakin, Julie Spears, Katy Petershack, Terri Goldbin, Ben Doing

Matt Phair called the meeting to order at 5:31pm with a quorum present.

**Present:** 7 - Zachary Henak; Samba Baldeh; Christian A. Albouras; Jennifer H. Campbell; Matthew J. Phair; Rachel E. Sattler and Ben M. Van Pelt  
**Excused:** 2 - Felica Turner Walton and Ousman Darboe

### APPROVAL OF MINUTES

A motion was made by Ben Van Pelt, and seconded by Alder Baldeh to Approve the minutes of December 3, 2020. Motion passed by voice vote.

### PUBLIC COMMENT

1. [63546](#) Public Comment

**Attachments:** [Public Comments Registrants 1-7-21 CDBG.pdf](#)  
[Emailed Comments CDBG 1-7-21.pdf](#)

TANYA RAE COHEN - Opposed, provided public comment.

### DISCLOSURES AND RECUSALS

None

### PRESENTATIONS

2. [63552](#) Presentations from Applicants in the 2020 Housing Forward RFP Process

**Attachments:** [Common Wealth Development Combined Responses\\_CDBG Committee.pdf](#)  
[Habitat for Humanity Combined Responses\\_CDBG Committee.pdf](#)  
[Housing Resources Inc Combined Responses\\_CDBG Committee.pdf](#)  
[MACLT Development Combined Responses\\_CDBG Committee.pdf](#)  
[MACLT Services Combined Responses\\_CDBG Committee.pdf](#)  
[Madison Community Cooperative Combined Responses\\_CDBG Committee.pdf](#)  
[Movin Out Housing Services Combined Responses\\_CDBG Committee.pdf](#)  
[Movin Out Homebuyer Education Combined Responses\\_CDBG Committee.pdf](#)  
[Project Home Inc Combined Responses\\_CDBG Committee.pdf](#)  
[RefineJenifer LLC Combined Responses\\_CDBG Committee.pdf](#)  
[Sankofa ELU Combined Responses-Revised App\\_CDBG Committee.pdf](#)  
[ULGM Combined Responses\\_CDBG Committee.pdf](#)  
[WPHD Combined Responses\\_CDBG Committee.pdf](#)  
[MCC\\_CDBG Meeting 1.7.21.pptx](#)  
[Project Home\\_CDBG Meeting 1.7.21.pdf](#)  
[RefineJenifer\\_CDBG Meeting 1.7.21.pptx](#)  
[ULGM\\_CDBG Meeting 1.7.21.pptx](#)  
[WPHD\\_CDBG Meeting 1.7.21.pptx](#)  
[MACLT\\_CDBG Meeting 1.14.21.pdf](#)  
[Housing Resources Inc\\_CDBG Meeting 1.14.21.pptx](#)  
[Habitat for Humanity Dane County\\_CDBG Meeting 1.14.21.pptx](#)  
[Movin Out\\_CDBG Meeting 1.14.21.pptx](#)  
[Common Wealth Development\\_CDBG Meeting 1.14.21.pptx](#)  
[Sankofa ELU\\_CDBG Meeting 1.14.21.pptx](#)  
[Emailed Public Comments CDBG 1-7-21.pdf](#)  
[Emailed Public Comments CDBG 1.14.21.pdf](#)  
[Public Comments Registrants 1-7-21 CDBG.pdf](#)  
[Public Comments Registrants 1-14-21 CDBG.pdf](#)

**Public Comment -**

**Tanya Rae Cohen - Opposed, provided public comment.**

**Colleen Robinson - Support, did not want to speak, available to answer questions. Representing Rejenerate Housing Cooperative as Board President**

**Seth Nowak - Support, did not want to speak, available to answer questions. Representing Rejenerate Housing Cooperative**

**Presentations heard:**

**1. Madison Community Cooperative**

**Presented: Abby Davidson, Steve Vig, Gwen Kelly, Fernando Perez**

**2. Project Home, Inc.**

**Presented: Erik Longreen, Wyolanda Singleton**

**3. RefineJenifer, LLC**

**Presented: Paul Schechter, Dave Drapac, Abby Davidson**

**4. Urban League of Greater Madison**

**Presented: Edward Lee, Dr. Ruben Anthony**

**Available for Questions: Kyle Ervin, Julian Walters**

**5. Wisconsin Partnership for Housing Development, Inc.**

Presented: Nicole Solheim

### DISCUSSION ITEMS

3. [63426](#) COVID Relief Fund RFP and Update on the Violence Prevention Plan Priority Areas as it Relates to the RFP

**Attachments:** [COVID RFP Summary.pdf](#)  
[CSC December.pptx](#)  
[Public Comments.pdf](#)

Jim O'Keefe provided a summary of the COVID Relief Fund RFP, and discussed funding allocation, avoiding duplication of funds, extension of the eviction moratorium, rental assistance projections of \$7.5 million for City, \$8.5 million for Dane County, and coordination with county and use of community partners to reach underserved populations in the community.

### ACTION ITEMS

4. [63549](#) Reconfirmation of 2021 CDD Conference Committee members Alder Samba Baldeh, Rachel Sattler, and Jennifer Campbell

**A motion was made by Ben Van Pelt, and seconded by Alder Albouras to reconfirm members Alder Samba Baldeh, Rachel Sattler, and Jennifer Campbell. Motion passed by voice vote.**

### Roll Call

**Alder Baldeh was excused at 8:54pm**

**Present:** 6 - Zachary Henak; Christian A. Albouras; Jennifer H. Campbell; Matthew J. Phair; Rachel E. Sattler and Ben M. Van Pelt

**Excused:** 3 - Samba Baldeh; Felica Turner Walton and Ousman Darboe

### REPORTS

5. [63547](#) Staff Report

**Attachments:** [2021-01-07\\_cmtc\\_reserve\\_funds\\_summary.pdf](#)

Jim O'Keefe provided an update on the men's shelter.

Updates also given on temporary shelter being provided in hotels by The Salvation Army (TSA) to families, and the hope that TSA will be in a position as early as next month to move most of the families to the former Karmenta nursing home on Milwaukee St., a site soon to be acquired and currently being converted for use as a family shelter.

Updates provided on council resolutions pertaining to temporary permissible encampments (TPE).

Committee informed that Community Development staff has been asked to help prepare a response to the letter received regarding McPike park and the

city's exit plan.

**ADJOURNMENT**

A motion was made by Ben Van Pelt, seconded by Alder Henak, to Adjourn at 9:03pm. Motion passed by voice vote.