



# 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?*

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Thursday, May 5, 2022

5:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

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

Matt Phair called the meeting to order at 5:32pm with a quorum present.

**Present:** 7 - Barbara Harrington-McKinney; Christian A. Albouras; Angela K. Jones; Ousman Darboe; Jennifer H. Campbell; Matthew J. Phair and Ben M. Van Pelt

**Excused:** 1 - Nikki Conklin

### APPROVAL OF MINUTES

A motion was made by Ben Van Pelt and seconded by Jennifer Campbell to Approve the minutes of April 7, 2022. Motion passed by voice vote.

### PUBLIC COMMENT

1. [71183](#) Public Comment

No public comments

### DISCLOSURES AND RECUSALS

Alder Albouras disclosed he has previously known one of the presenters--Juan Gomez (Madison Development Corporation).

## PRESENTATIONS

2. [71185](#) Presentations from Applicants in the 2022 Housing Forward RFP Process
- Attachments:** [5-5-2022 CDBG Committee Presentation-WHPC\\_ The Velma\\_updated.pdf](#)  
[5-5-2022 CDBG Committee Presentation-Kaba Bah\\_Johnson-Butler Junction](#)  
[5-5-2022 CDBG Committee Presentation-MACHA & Sunnyside Development](#)  
[5-5-2022 CDBG Committee Presentation-MDC\\_ The Lillian.pdf](#)
1. WHPC: The Velma  
Presenting--Mike Slavish  
Available for questions--Megan Walela, Mary Wright; Potter Lawson reps: Doug Hursh, Terry McMillan, Kirk Biodrowski
  2. Kaba Bah: Johnson-Butler Junction  
Presenting--Kaba Bah  
Available for questions--Bernie Lange (representing construction company); Steve Shulfer (representing architect)
  3. MACHA & Sunnyside Development: Zapata Cooperative  
Presenting--Hernán Ballard, Kyle Cushman, Frida Ballard, Paul Schechter, Abby Davidson
  4. MDC: The Lillian  
Presenting--Abbie Wallhaus, Lorrie Heinemann, Cashton Laufenberg  
Available for questions--Harry Irwin, Juan Gomez

## ACTION ITEMS

3. [70985](#) Approving Program Parameters for a New City Program Offering Assistance to Develop Accessory Dwelling Units
- Attachments:** [V2\\_4.7.22 DRAFT ADU Financing Term Sheet.pdf](#)

**A motion was made by Ben Van Pelt and seconded by Angela Jones to recommend to council to adopt Approving Program Parameters for a New City Program Offering Assistance to Develop Accessory Dwelling Units.**

**Motion passed unanimously.**

roll call

**Ben Van Pelt left the meeting at 7:24pm**

- Present:** 6 - Barbara Harrington-McKinney; Christian A. Albouras; Angela K. Jones; Ousman Darboe; Jennifer H. Campbell and Matthew J. Phair
- Excused:** 2 - Nikki Conklin and Ben M. Van Pelt

4. [70986](#) Accepting a \$2 million grant from the Wisconsin Department of Administration Neighborhood Investment Fund Grant Program to support the financing of costs related to the Bayview Foundation's Triangle redevelopment involving a community center and housing, amending the Community Development Division's 2022 Adopted Capital Budget to receive and use those funds, and authorizing the Mayor and City Clerk to sign an agreement and complete any other necessary documents with the State of Wisconsin to carry out the intent of the award.

**A motion was made by Angela Jones and seconded by Ousman Darboe to recommend to council to adopt Accepting a \$2 million grant from the Wisconsin Department of Administration Neighborhood Investment Fund Grant Program to support the financing of costs related to the Bayview Foundation's Triangle redevelopment involving a community center and housing, amending the Community Development Division's 2022 Adopted Capital Budget to receive and use those funds, and authorizing the Mayor and City Clerk to sign an agreement and complete any other necessary documents with the State of Wisconsin to carry out the intent of the award.**

**Motion passed unanimously.**

5. [70987](#) Authorizing the City of Madison to accept \$75,000 in matching funds from Dane County to support the costs of a consultant-led effort to update the Community Plan to Prevent and End Homelessness, amending the Community Development Division's 2022 Operating Budget to reflect receipt of these funds and commensurate expenditures; and authorizing the Community Development Division to issue an RFP to solicit proposals from organizations to provide consultant services.

**A motion was made by Jennifer Campbell and seconded by Ousman Darboe to recommend to council to adopt Authorizing the City of Madison to accept \$75,000 in matching funds from Dane County to support the costs of a consultant-led effort to update the Community Plan to Prevent and End Homelessness, amending the Community Development Division's 2022 Operating Budget to reflect receipt of these funds and commensurate expenditures; and authorizing the Community Development Division to issue an RFP to solicit proposals from organizations to provide consultant services.**

**Motion passed unanimously.**

## REPORTS

6. [71184](#) Staff Report

## ADJOURNMENT

**A motion was made by Ousman Darboe and seconded by Alder Albouras to Adjourn at 7:40pm.**

**Motion passed by voice vote.**