



# City of Madison Meeting Minutes - Final

City of Madison  
Madison, WI 53703  
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## COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

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Thursday, July 13, 2006

5:00 PM

210 Martin Luther King, Jr. Blvd.  
Room 310 (City County Building)

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**Please Note Room Location**

### ROLL CALL

**Present:** Ald. Cindy Thomas, Arthur V. Robinson, Sophia Angelina Estante, Carl G. Silverman and Charlie R. Sanders

**Absent:** Ald. Santiago Rosas and Justin O. Markofski

**Excused:** Kristina L. Dux and Steven C. Bartlett

*Staff present: Hickory Hurie, Mary Charnitz, Barb Constans, Nancy Dungan, Natalie Moretz, Pam Rood, Sue Wallinger*

### WELCOME

*Estante called the meeting to order at 5:09 PM.*

### SPECIAL ITEM: COMMISSION DELIBERATIONS ON 2007-2008 PROPOSALS

*Constans passed out a questionnaire about the Department of Planning and Development's reorganization study and asked commissioners to fill it out and return it by July 24, 2006.*

**Present:** Ald. Cindy Thomas, Arthur V. Robinson, Sophia Angelina Estante, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

**Absent:** Ald. Santiago Rosas

**Excused:** Kristina L. Dux and Steven C. Bartlett

*Hurie handed out several documents, including a revised proposal list with staff recommendations, a staff memo pertaining to funding options and "B" list recommendations, a memo with revised neighborhood centers funding suggestions, and an e-mail from Tom Moen of East Madison Community Center with comments on neighborhood center funding.*

**DELIBERATION ITEM:** HELP BUSINESSES/NON-PROFITS CREATE EMPLOYMENT OPPORTUNITIES: E3, Common Wealth Development (CWD) - Public Market; AND ASSIST MICRO-ENTERPRISES: E1, African American/Black Business Association (AABBA) - Smarter Business; E4, Latino Chamber of Commerce (LCC) - Small Business Initiative; H5, Wisconsin Women's Business Initiative Corporation (WWBIC) - Micro-enterprise Development Continuum

*Hurie discussed the staff recommendations for micro-enterprises stated in the memo he handed out earlier. He said staff talked with an AABBA representative who said that AABBA feels they could collaborate with WWBIC as recommended by commissioners at the last meeting. Commissioners recommended that AABBA and LCC each receive \$15,000 to enable them to hire a consultant to provide direct technical assistance to a*

set of existing businesses selected by each organization. A portion of the \$15,000 allocated to each agency would be available for small business grants not to exceed \$5,000 apiece. In addition to the \$15,000 each allocated to AABBA and LCC, staff suggested that another \$15,000 apiece be reserved for the first nine months of 2007 and 2008 within the WWBIC micro-loan pool solely for eligible businesses referred by each organization to WWBIC.

**Present:** Ald. Cindy Thomas, Ald. Santiago Rosas, Arthur V. Robinson, Sophia Angelina Estante, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

**Excused:** Kristina L. Dux and Steven C. Bartlett

*Discussion highlights:*

- Thomas said the recommendations sound really different than what the agencies requested.
- Hurie said they each asked for money to provide technical assistance, to hire a consultant, and to provide loans and grants.
- With these recommendations, the commission would be stipulating that WWBIC designate \$15,000 each to AABBA and LCC for loans.
- The total each agency would receive in direct funds from the CD Office and the designated loan pool from WWBIC would be \$30,000. WWBIC's total funding includes administration costs and money for loans to businesses.
- Thomas said she does not agree with staff recommendations and would prefer to give one agency \$30,000 than fund the two at only \$15,000 each. Saunders agreed.
- Silverman said he would not want the commission to fund one and not the other.
- Robinson said he doesn't think each agency will have enough money to reach many businesses.
- Staff acknowledged that \$10,000 is not a lot of money to hire a consultant, but staff believes both organizations could match CDBG's funding with their own money.

Silverman moved to approve staff recommendations for funding the African American/Black Business Association and the Latino Chamber of Commerce at \$15,000 each, \$10,000 of which may be used for a consultant and \$5,000 of which may be used as grants to small businesses, with an extra \$15,000 each set aside from the Wisconsin Women's Business Initiative Corporation's loan pool for businesses referred by AABBA and LCC. Saunders seconded.

*Further discussion:*

- Markofski said the \$15,000 allocated to each agency should be given as much flexibility as possible.
- WWBIC's loan pool is currently \$80,000.
- Money from this category can't be moved to neighborhoods but could be used for housing or economic development. Constans, however, said she doesn't like to see the category raided.
- Rosas said he feels that \$15,000 is insufficient for both organizations and would like to see more partnerships among the organizations. He also said that by voting for each separately we condone the segregation. Thomas agreed.
- The CD Office would monitor businesses that receive loans through AABBA and LCC.

Rosas made a substitute motion to allocate additional funds to AABBA and LCC. Robinson seconded. Rosas motioned to move \$50,000 from Common Wealth Development's Public Market and \$30,000 from WWBIC for a total of \$80,000, giving both AABBA and LCC an extra \$40,000 each and funding CWD's Public Market and WWBIC at \$100,000 each.

- Rosas said he feels that both AABBA and LCC need additional seed money to get up and running.
- Thomas said she could not support that motion. She said the commission has supported WWBIC and CWD for a long time while the other two are new. She would rather vote with staff recommendations.
- Rosas clarified his motion by stating that the \$30,000 taken from WWBIC is the same \$30,000 the commission was considering for the set aside pool for AABBA and LCC and not an additional \$30,000 (for \$60,000 total) from WWBIC.
- Markofski said he would not support the substitute motion. He said he likes the fact that both CWD and WWBIC are established organizations.
- Rosas said he appreciated the objections to his motion but wanted to remind the commissioners that they once took a leap of faith with both CWD and WWBIC.

Estante asked for a vote on the substitute motion. Rosas and Robinson voted aye. Thomas, Markofski, and Silverman voted nay. Saunders did not vote. The motion failed.

Estante asked for a vote on the original motion.

Rosas offered a second substitute motion to reallocate additional funds to AABBA and LCC from CWD and WWBIC. Robinson seconded. Rosas motioned to move \$20,000 from CWD and \$20,000 from WWBIC and allocate \$20,000 each to AABBA and LCC while also keeping the \$30,000 set aside from WWBIC.

Markofski said he would still vote no but would consider moving \$40,000 from WWBIC in 2008 and allocating \$20,000 each from that money to AABBA and LCC, along with keeping the \$30,000 set aside from WWBIC's loan pool for AABBA and LCC.

Rosas and Robinson accepted Markofski's suggestion as a friendly amendment to their second substitute motion.

Further discussion:

- Staff recommended an extra \$50,000 to WWBIC in 2008 to bring them up to the level they recommended for them in 2007.
- Markofski said that he would add to his friendly amendment of increasing 2008 funds to AABBA and LCC that, if their goals are not met after two years, then the commission would return the extra money back to the original sources.

Estante asked for a vote on the second substitute motion with friendly amendment. The commission voted unanimously to approve the motion to fund AABBA and LCC at \$40,000 and WWBIC at \$140,000 in 2008, along with keeping the \$15,000 set aside for each from WWBIC for loans to agencies recommended by AABBA and LCC.

Rosas moved to accept 2007 staff recommendations for funding AABBA and LCC at \$15,000 each, plus an additional \$15,000 each to be set aside in WWBIC's loan pool for businesses that AABBA and LCC refer to WWBIC. Thomas seconded.

The commission voted unanimously to approve the motion.

Break: The CDBG Commission recessed for dinner at 6:30 PM.  
Estante called the meeting back to order at 6:50 PM.

DELIBERATION ITEM: CREATE, ENHANCE, SUSTAIN OPERATION OF CENTERS

AND GARDENS: C1, Atwood - Facility Use; C2, Boys and Girls Club (BGC) Taft - CORE Services; C3, BGC Allied - CORE Services; C6, Community Action Coalition (CAC) - Community Gardens Development; C7, East Madison Community Center (EMCC) - Facility Use; C8, Neighborhood House (NH) - Facility Use; C5, Vera - Vera CORE Services; C4, Vera - Bridge-Lake Point-Waunona (BLW) Facility Use; C9, Wexford - Facility Use; C10, Wil-Mar - CORE Services; C11, Wisconsin Youth Center (WYC) - Facility Use

Hurie noted the funding options outlined on the document he passed out at the beginning of the meeting.

Discussion highlights:

- Thomas said there are a growing number of needy children on the southwest side, and the city has an existing center, WYC, on the southwest side, which the commission could fund. She said the commission helped the BLW center grow with CDBG funds, and now it's time to find additional money to fund WYC.
- Thomas said she supports both funding options listed in the memo under Issue 1 ("Category has \$10,000 less available in 2007 than in 2006"). Option 1 reduces all projects in this category equally by 1.31%; Option 2 strategically reduces the BLW center by \$10,000 recognizing that the center has begun to accomplish the goal of diversifying its funding sources and growing its programs.
- Rosas said he feels that neighborhood centers are the heart and soul of neighborhoods and feels BLW is being penalized two times with Issue 1, Options 1 and 2, first by reducing their funding 1.31%, and second, by reducing it another \$10,000. He recommends Option 1 under Issue 2 to request the base of \$40,000 in City funds for continued services at WYC and reduce funding to TRC Mediation by \$3,800 and to Tellurian ReachOut by \$10,592 and apply these funds to the WYC project.
- Markofski said he supports Issue 1, Option 2, cutting BLW by \$10,000, in addition to Issue 2, Option 1, requesting an increase in City funds from the Mayor for WYC.
- The commission can't move CDBG funds from any other center to WYC because HUD regulations prevent federal money from going to any locally funded project for at least one year after receiving the local funding.
- Thomas explained to Rosas the difference between CORE and facility use funding and how the commission helped BLW by giving them more facility use funds to the point that they are now close to receiving the same amount of funding as CORE centers. She said she favors cutting them back so that they are closer to facility use funding levels.

Silverman moved to accept funding Option 1 under Issue 1 and Option 2 under Issue 2, the combination of which would reduce all projects in this category by 1.31%, as well as reduce TRC Mediation by \$3,800 and Tellurian ReachOut by \$10,592. The funds cut from TRC and Tellurian would then be allocated to WYC, in addition to requesting the base of \$40,000 in City funds for continued services at WYC. Rosas seconded.

Further discussion:

- Silverman said that Issue 1, Option 1 does not single out any one center, and he feels comfortable with reductions to TRC and Tellurian.
- Hurie said that reducing each center's funds by 1.31% amounts to \$10,000 in savings and cutting City funds of \$3,800 to TRC and \$10,592 to Tellurian frees up a total of \$14,392, which added to \$40,000 in continued funding would give WYC \$54,952.
- Rosas said he supports the motion to keep WYC growing with a fair cut to other programs.

Thomas moved to amend the motion to include Option 2 under Issue 1, which would

*strategically reduce the BLW center by \$10,000, with the extra \$10,000 from BLW allocated to WYC. Saunders seconded. Silverman and Rosas did not accept the proposed friendly amendment.*

*Further discussion:*

*· Thomas said that a couple of years ago, the subcommittee on centers could still not get agreement on which centers to cut. She said that the commission has this opportunity to pull money out that was once added when BLW was troubled and give it to the southwest neighborhood, which needs to have its funding increased drastically. She said that if the city does not do something soon for the neighborhood, it will cost us more in the future.*

*Silverman said he would now accept Thomas's previous friendly amendment to his motion.*

*Estante asked for a vote on the amended motion (not the original).*

*Further discussion:*

*· Markofski said he would like the commission to develop a systematic way of dealing with CDBG money on centers.*

*· Rosas said he was concerned with BLW and wouldn't support the motion.*

*· Hurie said that the Mayor might give less money to WYC than expected, and Markofski said he was not as happy with the motion after hearing that WYC might receive less than \$40,000.*

*Rosas made a substitute motion to cut centers 2.62% across the board and move the money saved to WYC. No one seconded the substitute motion.*

*Thomas called the question on the amended motion to include Option 2 under Issue 1, which would strategically reduce the BLW center by \$10,000, with the extra \$10,000 from BLW allocated to WYC. Thomas, Saunders, Robinson, and Silverman all voted aye. Rosas and Markofski voted nay. The motion passed.*

*Estante asked for a vote on the original motion to accept funding Option 1 under Issue 1 and Option 2 under Issue 2, the combination of which would reduce all projects in this category by 1.31%, as well as reduce TRC Mediation by \$3,800 and Tellurian ReachOut by \$10,592. The funds cut from TRC and Tellurian would then be allocated to WYC, in addition to requesting the base of \$40,000 in City funds for continued services at WYC. Thomas, Rosas, Robinson, Silverman, and Saunders voted aye. Markofski voted nay. The motion passed.*

*"B" List Recommendations*

*Rosas moved to approve the "B" list recommendations for City funds, which include (1) a COLA and restoration of cuts to neighborhood centers for a total of \$57,526, and (2) Tellurian/YSSW: ReachOut Program for \$12,500. Saunders seconded.*

*Thomas asked the commission to discuss the centers "B" list separately.*

*Rosas accepted the friendly amendment to separate centers from his motion to approve the City fund "B" list.*

*The commission voted unanimously to approve the "B" list recommendations for City*

funds for the Tellurian/YSSW ReachOut Program for \$12,500.

*Funding Recommendations*

Thomas moved, and Saunders seconded to approve staff recommendations for 2007 and 2008 to fund projects in the category to "Improve Existing Owner-Occupied Housing" as follows:

H1-Independent Living Home Modification: \$41,000 in CDBG funds for 2007 and \$41,000 in CDBG funds for 2008; and  
H2-Project Home Home Repair/Rehab: \$160,000 in CDBG funds for 2007 and \$160,000 in CDBG funds for 2008.

The commission voted unanimously to pass the motion.

Rosas moved, and Markofski seconded to approve staff recommendations for 2007, with a friendly amendment by Saunders to include recommendations for 2008, to fund projects in the category to "Assist First-Time Homebuyers" as follows:

H2-Habitat Volunteers Providing Affordable Housing: \$0 in 2007 and \$0 in 2008;  
H3-Madison Area CLT Revolving Fund: \$0 in 2007 and \$0 in 2008;  
H4-Madison Area CLT Scattered Site: \$204,000 in HOME funds for 2007 and \$255,500 in HOME funds for 2008;  
H6-Movin' Out Homebuyer Downpayment Assistance: \$216,000 in HOME funds for 2007 and \$300,000 in HOME funds for 2008;  
H8-Operation Fresh Start Housing Rehab/Employment Training: \$372,000 in HOME funds for 2007 and \$372,000 in HOME funds for 2008; and  
H13-Urban League Single Family Rent-to-Own: \$152,500 in CDBG funds for 2007 and \$152,500 in CDBG funds for 2008.

*Discussion highlights:*

At its August meeting (to be held on July 27, 2006), the commission will be voting on whether or not to add about \$250,000 from another source to Movin' Out's Downpayment Assistance program.

With no objections, Markofski asked for a friendly amendment to the motion to place Urban League high on the "B" List for \$51,200.

Rosas called the question. The commission voted unanimously to pass the motion and amendment.

Rosas moved, and Saunders seconded to approve staff recommendations for 2007 and 2008 to fund projects in the category "Expand Rental Housing Opportunities" as follows:

H5-Madison Development Corporation Rental Housing: \$89,500 in HOME funds for 2007 and \$0 in 2008;  
H7-Movin' Out Rental Housing Acquisition: \$280,000 in HOME funds for 2007 and \$280,000 in HOME funds for 2008;  
H9-Porchlight Atwood Safe Haven: \$0 in 2007 and \$278,002 in HOME funds, plus \$34,557 in ESG funds, for a total of \$312,559 for 2008;  
H10-Porchlight Family Transitional Housing: \$50,000 in HOME funds, plus \$30,583 in ESG funds, for a total of \$80,583 for 2007 and \$0 in 2008; and  
H12-Project Home NOAH: \$0 in 2007 and \$0 in 2008.

*Discussion highlights:*

- *The County is funding NOAH outside the city of Madison.*

*With no objections, Thomas asked for a friendly amendment to the motion to place NOAH on the "B" list.*

*Rosas called the question. The commission voted unanimously to pass the motion and amendment.*

*Thomas moved, and Silverman seconded to approve staff recommendations for 2007 and 2008 to fund projects in the category "Provide Linkages to Allied Residents to Job Resources" as follows:*

*N1-Urban League Job Services Network: \$70,000 in City funds for 2007 and \$70,000 in City funds for 2008; and  
N2-Building and Trades Council Apprenticeship Readiness Training: \$30,000 in City funds for 2007 and \$30,000 for City funds in 2008.*

*Discussion highlights:*

- *Urban League's Single Family Rent-to-Own program is unrelated to their proposal for this category, and the money from this category is not available for "B" List projects.*

*Silverman called the question. The commission voted unanimously to pass the motion.*

*Rosas moved, and Robinson seconded to approve staff recommendations for 2007 and 2008 to fund projects in the category "Improve Capacity to Access Housing Opportunities" as follows:*

*A1-Community Action Coalition Financial Services: \$0 in 2007 and \$0 in 2008;  
A2-Community Action Coalition Housing Counseling: \$22,486 in City funds for 2007 and \$23,161 in City funds for 2008;  
A3-Financial Education Network Financial Education/Outreach: \$0 in 2007 and \$0 in 2008;  
A4-Independent Living Home Share: \$9,000 in CDBG funds for 2007 and \$9,000 in CDBG for 2008;  
A5-United Asian Services Housing Counseling: \$0 in 2007 and \$0 in 2008; and  
A6-Tenant Resource Center Mediation: \$6,200 in ESG funds for 2007 and \$6,200 in ESG funds for 2008.*

*The commission voted unanimously to pass the motion.*

*Rosas moved, and Markofski seconded to approve staff recommendations for 2007 and 2008 to fund projects in the category "Stabilize or Improve Housing Situation for Homeless Persons" as follows:*

*Ahm1-Porchlight Hospitality House: \$20,200 in ESG funds, plus \$22,294 in City funds, for a total of \$42,494 for 2007 and \$20,200 in ESG funds, plus \$22,294 in City funds, for a total of \$42,494 for 2008;  
Ahm2-Porchlight Housing Operations: \$42,294 in City funds for 2007 and \$42,294 in City funds for 2008;  
Ahm3-Porchlight SRO Housing (PTO After Hours): \$32,994 in City funds for 2007 and \$32,994 in City funds for 2008;  
Ahm4-Porchlight SRO Support Services: \$6,200 in ESG funds for 2007 and \$6,200 in*

ESG funds, plus \$500 in City funds, for a total of \$6,700 for 2008;  
Ahm5-YWCA Second Chance: \$20,600 in ESG funds for 2007 and \$20,600 in ESG  
funds for 2008; and  
Ahm6-Tellurian ReachOut: \$0 in 2007 and \$0 in 2008.

The commission voted unanimously to pass the motion.

Rosas moved, and Robinson seconded to approve staff recommendations for 2007 and  
2008 to fund projects in the category "Acquire or Help Improve Community-Based  
Service Facilities" as follows:

Facility1 - Atwood Kupfer Center: \$0 in 2007 and \$0 in 2008; and  
Facility2 - Wisconsin Youth/Family Center Gym Divider: \$0 in 2007 and \$0 in 2008.

Discussion highlights:

- The commission will consider these two proposals at future meetings under requests for Acquisition/Rehab funds.

Markofski called the question. The commission voted unanimously to pass the motion.

Rosas moved, and Markofski seconded to approve staff recommendations for 2007 and  
2008 to fund projects in the category "Reserve Funds" as follows:

Housing Development Fund: \$0 in CDBG, \$274,002 in HOME, and \$29,789 in ESG  
funds for 2007 and \$0 in CDBG, \$0 in HOME, and \$0 in ESG funds for 2008;  
Economic Development Fund: \$0 for 2007 and \$45,792 in CDBG funds for 2008;  
Futures Fund: \$0 in 2007 and \$0 in 2008;  
Acquisition/Rehab Funds: \$0 in 2007 and \$0 in 2008; and  
HUD Section 108 Loan - Warner Community Center Loan Repayment: \$374,651 in  
CDBG funds for 2007 and \$362,000 in CDBG funds for 2008.

Discussion highlights:

- Some revolving funds feed reserve funds.

The commission voted unanimously to pass the motion.

Rosas moved, and Thomas seconded to approve staff recommendations for 2007 and  
2008 to fund projects in the category "Revitalize Selected Neighborhoods" as follows:

City Planning and Development Neighborhood Planning: \$40,000 in CDBG funds for  
2007 and \$40,000 in CDBG funds for 2008; and  
Community Development Office Concentration Neighborhoods: \$80,095 in CDBG funds  
for 2007 and \$80,095 in CDBG funds for 2008.

The commission voted unanimously to pass the motion.

Thomas moved, and Rosas seconded to approve staff recommendations for 2007 and  
2008 to fund projects in the category "Planning/Administration" as follows:

Direct Administration: \$480,576 in CDBG, \$165,056 in HOME, \$4,368 in ESG, and  
\$75,000 in City funds for a total of \$725,000 for 2007; and \$497,397 in CDBG, \$165,  
056 in HOME, \$4,368 in ESG, and \$77,625 in City funds for a total of \$744,445 in 2008.

*The commission voted unanimously to pass the motion.*

*Thomas moved to approve the whole package. Saunders seconded.*

*The commission voted unanimously to pass the motion.*

*Thomas moved, and Saunders seconded to add \$100,000 to the CDBG funds "B" List recommendations for Project Home's NOAH project.*

*The commission voted unanimously to pass the motion.*

*Further discussion:*

*· Hurie said that staff left one item - Common Wealth's Public Market - off the CDBG "B" list and asked commissioners whether or not they would like to add it to the list.*

*Markofski moved to add \$150,000 for Common Wealth's Public Market project to the CDBG "B" list. Saunders seconded.*

*Thomas said she would like to table the motion until the next meeting to give commissioners some time to think about it. Markofski and Saunders agreed to table the motion.*

*Further discussion:*

*· Estante asked commissioners to consider how they wanted to rank "B" List projects for the next meeting.*

## **ADJOURNMENT**

*Rosas moved to adjourn, and Robinson seconded. The commission voted unanimously to adjourn at 9:15 PM.*

*Respectfully submitted,  
Anne Kenny*