



City of Madison Meeting Minutes - Final

City of Madison
Madison, WI 53703
www.cityofmadison.com

COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION

Thursday, May 3, 2007

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER

Sanders called the meeting to order at 5:05 PM.

Present: Tim Bruer, Thuy Pham-Remmele, Marsha A. Rummel, Monya A. Choudhury, Kristina L. Dux, Arthur V. Robinson, Lina Trivedi, Steven C. Bartlett, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

ROLL CALL

Present: Tim Bruer, Thuy Pham-Remmele, Monya A. Choudhury, Kristina L. Dux, Arthur V. Robinson, Lina Trivedi, Steven C. Bartlett, Carl G. Silverman, Justin O. Markofski and Charlie R. Sanders

Excused: Marsha A. Rummel

Other's present: Hickory Hurie, Mary Charnitz

WELCOME-CHAIR'S REPORT

News and announcements

Sanders introduced Ald. Thuy Pham-Remmele as the newest CDBG Commissioner and Alder of District 20. Pham-Remmele said she is happy to have joined the CDBG Commission. The other Commissioners introduced themselves as well, and they each gave their backgrounds with the Commission.

Markofski announced a parade for Atwood Community Center's One-Family Campaign scheduled for Saturday, May 19th, 2007. Charnitz added more information about the parade, noting that it is the kick-off for the public phase of Atwood Community Center's Capital Campaign. They have begun demolition on the new site and will have a new request for CD funds in a couple of months to assist the project.

STAFF REPORT FOCUS ITEM

Comprehensive Annual Performance and Evaluation Report (CAPER) (2007/04-A); and 2006 Performance Synopsis by Fund Source (2007/04-B)

Hurie opened discussion about the CAPER and the Synopsis by Fund Source distributed at the last meeting, along with the Synopsis by Goal distributed a couple of months ago. He asked for comments and questions from the Commission.

Trivedi arrived at the meeting at 5:20 PM.

The Commissioners discussed the parameters and use of economic development funds for job training. They also discussed the possibility of implementing a policy change in the Framework with respect to increasing the percentage of economic development dollars going toward job training. Additionally, the commissioners discussed whether or

not funds could be spent more toward helping LMI individuals increase their incomes.

APPROVAL OF MINUTES

The Commission voted unanimously to approve the minutes as amended to correct the spelling of Trivedi's name, except for absent members Bruer and Rummel.

A motion was made by Markofski, seconded by Robinson, to Approve the Minutes The motion passed.

OTHER BUSINESS FOR ACTION

A. *Update and working session on Allied Strategies*

Hurie reviewed the commissioner's discussion from the April meeting on maps distributed at that meeting depicting how the Allied area stands out as both an area of very-low income households and low owner-occupancy households. He then handed out a chart called Allied Neighborhood Cost Analysis for Different Policy Options and suggested that the Commission look at the various cost analyses for three policy options outlined on the chart.

Alderman Tim Bruer arrived at the meeting at 5:40 PM.

Hurie discussed in depth the chart's three policy options, which were 1) Operating Rent Subsidies, 2) Capital Costs: Rehab of Substandard Units of Construction of New Units, and 3) Capital Costs: Ownership Assistance. He went over the scenarios available under each option and instructed commissioners to manipulate the scenario parameters and to share their results at the next meeting. Hurie said that part of each of these options will probably have to happen in the neighborhood from the onset in order for a revitalization strategy to be successful.

Discussion highlights:

- Comparing the current Allied situation to formerly challenged neighborhoods is tricky because of the differing variables among the neighborhoods.*
- Commissioners should keep in mind that Allied will always have an element of transition to it. People will still try to get out of Allied. Also, standards will be different for individuals in transition, meaning that what would be substandard to one person might not be to another.*
- The Allied area is home to many immigrant families.*
- To achieve a more stable, less transitional neighborhood, the Commission agreed that a plan phased in steps might work best for Allied given its current status.*

Silverman stepped out of the meeting at 5:25 PM.

B. *Issues and/or referrals to or from the Common Council*

There were none.

C. *Reports from committees with CDBG Commission representation and designation of Commission representatives.*

Sanders offered to serve on the new ad hoc committee that is forming to explore the creation of an Office of Neighborhood Support. Bruer moved to nominate Sanders. Bartlett seconded. The Commission voted unanimously to appoint Sanders as the CDBG Commission representative to the new committee, except absent member Rummel and Silverman who had stepped out of the meeting.

Silverman returned to meeting at 5:30 PM.

STAFF REPORT

Notice of Potential Conflict of Interest

The potential for a conflict of interest for Trivedi, who works for Urban League of Greater Madison, was raised. Hurie responded that the typical Commission's process for addressing the potential conflict of interest for Trivedi was necessary.

The Mayor recently appointed Lina Trivedi to the CDBG Commission, with confirmation from the Common Council. Ms. Trivedi, as an employee of an agency funded by the City of Madison and as a potential homebuyer eligible for some of the HUD-funded homebuyer assistance programs, may encounter situations as a CDBG Commission where she would fall within potential conflict of interest rules promulgated by the Federal Department of Housing and Urban Development. In such cases, the usual course of action is for the Commissioner with the potential conflict to abstain from all discussion and voting on the particular cluster of applications (homebuyer, Allied neighborhood employment, acquisition/rehab of an Urban League office building) involving that agency or down-payment assistance programs, as well as participate in a public notice of the potential conflict.

The Commission adopted an operating policy that permits CD Office staff to pursue with HUD exceptions to the Federal Conflict of Interest rules as permitted by Federal regulations, unless the Commission takes action to prohibit such a request in specific cases presented to the Commission. HUD makes the final decision on all such requests for an exception.

The Commission offered no objection to CD staff pursuing from HUD an exception to Trivedi's potential conflicts of interest.

Correspondence and Reports from Various Groups and Individuals

Hurie discussed the Housing Scorecard document that he emailed to commissioners that was developed for the Housing Committee and gives a summary of housing programs in Madison.

The Common Council approved the Todd Drive Redevelopment District, and Bruer thanked Hurie, Charnitz, and the Community Development staff for their commitments to South Madison.

Bruer also requested that the Chair consider holding CDBG Commission meetings at sites the Commission assists.

ADJOURNMENT

Bruer moved to adjourn at 6:50 PM. Bartlett seconded. The motion passed unanimously except for absent member Rummel.

*Respectfully submitted,
Anne Kenny*