



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

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Thursday, November 5, 2009

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 300 (Madison Municipal Building)

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### CALL TO ORDER

**Present:** 7 -

Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Arthur V. Robinson; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

**Absent:** 2 -

Tim Bruer and Shiva Bidar-Sielaff

**Excused:** 1 -

Steven C. Bartlett

STAFF: Clingan, Constans, Kenny, Rood, Studesville

OTHERS: Steve Schooler (Porchlight, Inc.), Janis Reek (Project Home, Inc.), Sterling Lynk (Urban League of Greater Madison), William C. Perkins (Wisconsin Partnership for Housing Development, Inc.), Marianne Morton (Common Wealth Development, Cor.), Tim Radelet (Foley & Lardner Law Office), Dean Loumos (Housing Initiatives, Inc.), Frank Staniszweski (Madison Development Cor.)

CALL TO ORDER: Sanders called the meeting to order at 5:02 pm.

### APPROVAL OF MINUTES

Markofski moved to approve the minutes from October 1, 2009/O'Callaghan seconded. Unanimous approval.

### PUBLIC COMMENT

No one wished to make any public comments.

### CHANGES In the CDBG OFFICE

Clingan introduced Pam Rood as the new supervisor of the CDBG Office and Larry Studesville as the new Energy Grants Administrator.

## REQUEST FOR FUNDS OR MAJOR CHANGES IN CURRENTLY FUNDED PROJECTS

### 1. 2009 Carryover of CDBG, HOME, and other funds.

[16264](#)

Authorizing the carry-over of CDBG, HOME and other funds, and the extension of previously authorized projects within the Community Development program budget.

Whitesel motion, Choudhury seconded, unanimous approval.

## REQUEST FOR STIMULUS GRANT FUNDS

### 4. Shared Appreciation

Whitesel handed out a proposed amendment to Legislative File Number 16062 (Version 2), which read:

Amend the second "Whereas" paragraph to read as follows:

WHEREAS, the CDBG Committee based upon a review of community needs, is recommending a modification to its Five-Year Community and to its Program Framework for 2009-2010 to remove the **mandatory** repayment by non-profit agencies, of loans **made after the effective date of this resolution** at their higher appreciated value and, **unless otherwise specified**, require repayment of only the amount loaned.

Whitesel's proposal also asked to include the following statement at the appropriate locations in the Program Frameworks to allow, in specific instances, the inclusion of additional loan repayment conditions:

Nothing in the CDBG Program Funding Framework precludes the inclusion of specific loan repayment conditions, including a shared appreciation provision, if deemed appropriate under the circumstances.

Steve Schooler, the Executive Director from Porchlight, didn't have a lot to add to last month's comments, but did speak to the changes that Whitesel proposed and said the changes were agreeable to him.

**CALL TO ORDER**

Alder Bidar-Sielaff arrived.

**Present:** 8 -

Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Arthur V. Robinson; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

**Absent:** 1 -

Tim Bruer

**Excused:** 1 -

Steven C. Bartlett

**Shared Appreciation continued discussion**

Whitesel discussed his proposed amendment, which is an attempt to recognize and clarify the following points:

- Past loans are not grandfathered in; and
- Allow shared appreciation for some conditions; staff wouldn't be precluded from adding shared appreciation when a project warrants it.

Whitesel said he was reluctantly supporting the change in the Framework with respect to shared appreciation.

**16062**

SECOND SUBSTITUTE - Amending the 2009-2010 Community and Neighborhood Development Program Funding Framework to delete the shared appreciation requirement for non-profit agencies.

**Whitesel moved approval with the amendment/Rummel seconded. Unanimous approval.**

**2. Request for Energy Efficiency and Conservation Activities**

**16450**

THIRD SUBSTITUTE - Authorizing the City of Madison to accept a grant from the U.S. Department of Energy (DOE) in the amount of \$2,384,600 and to use these funds for energy efficiency and conservation activities, amending the 2009 CDBG Operating Budget, and authorizing the Mayor and City Clerk to sign appropriate agreements to accept the funds and implement the program, and authorizing the Community Development Division to issue a Request for Proposals (RFP) for provision of services.

**Choudhury motion, Whitesel seconded. Unanimous approval.**

**CONTINUED DISCUSSION FROM PREVIOUS MEETINGS**

### 3. Affordable Housing Trust Fund continued discussion

Clingan recommended that the Committee table this item because the Housing Affordability Subcommittee is looking at this line by line.

#### CALL TO ORDER

Alder Bruer arrived.

**Present:** 9 -

Tim Bruer; Shiva Bidar-Sielaff; Marsha A. Rummel; Monya A. Choudhury; Charlie R. Sanders; Arthur V. Robinson; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

**Excused:** 1 -

Steven C. Bartlett

### Affordable Housing Trust Fund continued discussion

Rood said she had started meetings two weeks ago regarding this item.

#### 06811

SUBSTITUTE - Amending Section 4.22 of the Madison General Ordinances to update language and terms in the Affordable Housing Trust Fund ordinance.

**Alder Bidar-Sielaff motion for staff to provide a status report at the next meeting. O'Callaghan second. Unanimous approval.**

#### STAFF REPORT

Clingan spoke about the budget information that was requested from the last meeting. He asked the Committee what level of complexity they would like in the report: monthly, quarterly, yearly, etc.

O'Callaghan suggested a one page summary by fund source and program.

Choudhury said she loved the monthly grid that Hickory Hurie used to do and relied on that to help her in making funding decisions.

Rummel asked how our monthly funding process works with respect to how much we have available at any given time.

Bidar-Sielaff asked to have a balance sheet on a regular basis, either monthly or quarterly.

Both Rummel and O'Callaghan said they would like monthly reports. Choudhury said she would also like to try monthly reports, but to go to quarterly reports if we aren't using monthly reports as much as we thought.

Clingan said he would bring a draft to the December meeting.

## OTHER REPORTS

### **Gardens Report**

Choudhury said that new garden requests were up this year; 16 - 20 new gardens have applied to CAC for support through CDBG.

Choudhury noted that harvest had just ended.

She said that the public schools and the fire department were showing interest in collaborating on gardens.

Choudhury noted that Community Gardens would take up the discussion regarding the differences between community gardens and urban agriculture.

### **CDA Report**

Bruer said that the CDA had expressed its appreciation to CDBG and is interested in expanding their relationship with CDBG.

## ADJOURNMENT

**Choudhury moved adjournment/Bruer seconded.**

**Unanimous approval.**

Respectfully submitted,  
Anne Kenny, recorder.