



# Dane County

## Minutes - Final Unless Amended by Committee

### Community Development Block Grant (CDBG) Commission

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Thursday, July 23, 2015

5:30 PM

Badger Prairie Health Care Center  
1100 East Verona Ave.  
Verona, WI 53593

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Verona, WI 53593

#### A. Call To Order

*The meeting was called to order at 5:30.*

*Oberle was counted present at 5:32 p.m.*

*Egerer was counted present at 5:39 p.m.*

*Staff and others present: Renee Link (Home Health United); Jonathon Russell (Independent Living); Tom Solyst (Vera Court Neighborhood Center); Peter Ouchakof, Jenna Wuthrich, and Pedro Ruiz (staff).*

**Present** 9 - DAVE RIPP, Supervisor CYNDA SOLBERG, RON JOHNSON, RICHARD OBERLE, BRIAN BIGLER, DONNA VOGEL, GODWIN AMEGASHIE, GAIL SHEA, and MATT EGERER

**Excused** 2 - NEIL STECHSCHULTE, and WESLEY SPARKMAN

#### B. Public Comment on Items not on the Agenda

*There was no one from the public registered to speak.*

#### C. Consideration of Minutes

[2015  
MIN-192](#)

MINUTES OF THE 05/28/15 CDBG COMMISSION MEETING.

**Attachments:** [2015 MIN-192](#)

*Motion by Johnson, seconded by Amegashie, to approve the minutes of the 05/28/15 CDBG Commission meeting as presented. The motion was approved unanimously.*  
**approved**

[2015  
MIN-213](#)

MINUTES OF THE 07-18-15 CDBG COMMISSION- APPLICATION REVIEW TEAM MEETING

**Attachments:** [Minutes- 07-18-15](#)

*Motion by Ripp, seconded by Johnson, to approve the minutes of the 07/18/15 CDBG Commission- Application Review Team meeting as presented. The motion was approved unanimously.*  
**approved**

## D. Presentations

1. Report from Application Review Team for 2016 funding by Review Team Chair.

*ART Chair Ripp recapped the applicant interview sessions and recommendations for funding from the Application Review Team.*

2. Recommendation from Application Review Team for dealing with increases or decreases in HUD formula allocations for CDBG and HOME.

*Ripp cited the recommendations from the Application Review Team for dealing with increases or decreases in HUD formula allocations for CDBG and HOME.*

## E. Action Items

1. [2015 ACT-172](#) INDEPENDENT LIVING, INC. REQUEST 1

**Attachments:** [Exception Request Letter 7-13-15 - RD](#)  
[Independent Living Serve Property with Unpaid Property Taxes](#)

*Jonathon Russell spoke on behalf of Independent Living, Inc. to request permission to serve a Dane County resident through the Minor Home Repair program who does not meet all of the eligibility requirements because the resident is not current on his property taxes. Although \$11,551.40 is due from the resident to the County for property taxes, Independent Living noted that the resident qualifies as "very low-income"; is a senior citizen receiving case management and has a strong desire to remain in his home; and meets all of the other grant criteria. Wuthrich added that being current on property taxes is not a HUD requirement but a County-sanctioned program requirement. Due to several unanswered questions about the resident's personal financial situation, a motion from Solberg, seconded by Shea, postponed the request to the August Commission meeting. Commissioners requested a full personal financial statement to include all sources of income, major monthly expenses, assets and liabilities, and a brief family/ personal history. Motion passed 8-1.*  
**tabled**

**Ayes:** 8 - RIPP, SOLBERG, JOHNSON, OBERLE, BIGLER, AMEGASHIE, SHEA and EGERER

**Noes:** 1 - VOGEL

**Excused:** 2 - STECHSCHULTE and SPARKMAN

2. [2015  
ACT-173](#) INDEPENDENT LIVING, INC. REQUEST 2

**Attachments:** [Exception Request Letter 7-13-15](#)  
[Independent Living Exceed Property Value Limit Request](#)

*Jonathon Russell spoke on behalf of Independent Living, Inc. to request permission to serve a Dane County resident through the Minor Home Repair program who does not meet all of the eligibility requirements because his home is valued at \$223,400, or 1.5% over the maximum property value limit of \$220,000. The resident is a senior citizen with recent health conditions and the home safety modifications will enable the resident to continue living in his home. The resident meets all other eligibility requirements for the home repair program. A motion by Solberg, seconded by Amegashie, to approve the request and allow Independent Living to assist the resident despite the property value exceeding 95% of the median single-family home purchase price. Motion carried 7-2.*  
**approved**

**Ayes:** 7 - RIPP, SOLBERG, OBERLE, BIGLER, AMEGASHIE, SHEA and EGERER

**Noes:** 2 - JOHNSON and VOGEL

**Excused:** 2 - STECHSCHULTE and SPARKMAN

3. [2015  
ACT-215](#) 2016 NON-PUBLIC SERVICE FUNDING RECOMMENDATIONS

**Attachments:** [2016 Non-Public Service Funding Recommendations](#)

*Amegashie expressed concerns that the Hispanic Chamber of Commerce of Wisconsin (HCCW) operates out of Milwaukee, and may be duplicating work that is already done by the Latino Chamber of Commerce of Dane County (LCCD). Johnson and Ripp both stated that their proposals targeted different programs and felt that the programs could work in sync with one another. Shea noted how she is glad to see the County expanding and diversifying it's pool of CDBG and HOME applicants. Vogel added that our CDBG contracts are very specific in the "scope of work" and "outcomes" sections, and affirmed from staff that they will ensure that both programs adhere to their contracts. Motion by Ripp, seconded by Johnson, to approve the 2016 non-public service funding recommendations of the Application Review Team as per the attached spreadsheet. Motion carried 8-1.*  
**approved**

**Ayes:** 8 - RIPP, SOLBERG, JOHNSON, OBERLE, BIGLER, VOGEL, SHEA and EGERER

**Noes:** 1 - AMEGASHIE

**Excused:** 2 - STECHSCHULTE and SPARKMAN

4. [2015  
ACT-221](#) 2016 PUBLIC SERVICE FUNDING RECOMMENDATIONS

**Attachments:** [2016 Public Service Funding Recommendations](#)

*Shea noted that she was very happy to see Briarpatch apply for 2016 funds. Solberg added that Briarpatch has been awarded other funds from the County over the past couple of years but did not know if the funds were used for improvements or for operating costs. Vogel raised questions about the jurisdictions that Nehemiah and YWCA would serve, and a concern about YWCA not fulfilling it's 2014 CDBG contract. After further discussion, a motion was made by Shea, seconded by Solberg, to revise the ART recommendations as shown on the attached spreadsheet. In the ensuing discussion, Amegashie spoke about supporting Nehemiah's housing stabilization program because of the critical needs that the project addresses in the community. Shea concurred on the merit of the organization, although noted that County CDBG funds cannot be used in the City of Madison. Vogel expressed concern that their proposal is exclusive to male ex-offenders. Amagashie agreed, stating that if funded, the County request they broaden their intake requirements to include all genders. A motion to amend by Amegashie, seconded by Egerer, to reduce the HCCW proposal by \$15,000 and use the excess funds to support the Nehemiah Housing Stabilization program. The amendment failed 2-7. The motion to approve the Public Service funding as per the attached spreadsheet passed 8-1.*  
**approved**

**Ayes:** 8 - RIPP, SOLBERG, JOHNSON, OBERLE, BIGLER, VOGEL, SHEA and EGERER

**Noes:** 1 - AMEGASHIE

**Excused:** 2 - STECHSCHULTE and SPARKMAN

5. [2015  
ACT-196](#) CONTINGENCIES ON HUD FUNDING

**Attachments:** [Contingencies on HUD funding](#)

*Ripp reviewed the ART recommendations on how to account for any increases or decreases in anticipated funding for 2016. Motion by Bigler, seconded by Ripp, to approve the attached statements on funding contingencies. Motion passed 9-0.*  
**approved**

**Ayes:** 9 - RIPP, SOLBERG, JOHNSON, OBERLE, BIGLER, VOGEL, AMEGASHIE, SHEA and EGERER

**Excused:** 2 - STECHSCHULTE and SPARKMAN

## G. Reports to Committee

1. [2015 RPT-274](#) LOAN REPORT- JULY 2015

**Attachments:** [2015 RPT-274](#)

*Ouchakof reported that all loans are current through 7/15/15. He noted that WWBIC made their final payment on their current loan agreement, but are considering a request to extend the term of the loan to allow them to continue serving small businesses with the re-captured County funds.*

2. [2015 RPT-280](#) EXPENDED FUNDS REPORT- JULY 2015

**Attachments:** [CDBG Expended Funds Report- July 2015](#)  
[HOME Expended Funds Report- July 2015](#)

*Wuthrich reported on the CDBG and HOME expended funds reports. A question was raised about Tellurian's project, and Ruiz reported that the project is underway and nearing completion.*

## J. Adjourn

*Upon a motion by Vogel, seconded by Oberle, the meeting was adjourned at 7:25 p.m. Motion passed unanimously.*  
**approved**

*NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*

Contact: Peter Ouchakof, 608-283-1441