



# Dane County

## Minutes - Final Unless Amended by Committee

### Community Development Block Grant (CDBG) Commission

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Thursday, December 28, 2017

5:30 PM

Village of McFarland Municipal Center  
Community Room  
5915 Milwaukee Street  
McFarland, WI 53558

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#### A. Call To Order

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

*Staff and others present: Jeff Knops (Camrock Properties, LLC); AJ Arnett (Arnett Properties, LLC); John Welch and Peter Ouchakof (staff).*

**This was approved**

**Present** 8 - DAVE RIPP, CYNDA SOLBERG, RICHARD OBERLE, GODWIN AMEGASHIE,  
GAIL SHEA, NEIL STECHSCHULTE, MATT EGERER, and TERESITA TORRENCE

**Excused** 2 - RON JOHNSON, and OSCAR MIRELES

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

*None.*

#### C. Consideration of Minutes

[2017](#)  
[MIN-321](#) Minutes of July 27, 2017 CDBG Meeting

**Attachments:** [7.27.17 CDBG Minutes](#)

*Motion by Ripp, seconded by Amegashie, to approve the minutes of the July 27, 2017 CDBG Commission meeting. Motion carried unanimously by a voice vote.*

**The Minutes were approved.**

#### D. Action Items

## Possible Closed Session

*Chair Solberg cited WI Stat. 19.85(1)(f) and (g) for purposes of going into closed session should the Commission decide it appropriate to do so.*

*The Commission did not enter closed session.*

[2017](#)  
[ACT-539](#)

### CAMROCK PROPERTIES LOAN REQUEST.

**Attachments:** [Camrock Properties Loan Request \(12.28.17\)](#)

*Staff summarized the loan request from Camrock Properties, LLC., the details of which are included as attachment to agenda.*

*Mr. Knops (Camrock Properties) and Mr. Arnett (Arnett Properties) answered questions from the Commission regarding the status of the commercial property located at 217 W. Main Street in Cambridge. John Welch, Dane County Solid Waste Manager, spoke to the Commission about the environmental contamination issues on the property, noting that PECFA cleanup funds from the DNR are being used towards remediation of the property.*

*The Commission requested additional information from Mr. Knops and Mr. Arnett before action could be taken on the loan request. The list of documents to be provided to staff includes a formal detailed request to the Commission with specific terms of the offer; a letter from Mr. Arnett to Mr. Knops stating his intentions and offer to the County; a letter from Mr. Knops to the Commission stating the offer and request to the Commission; a mortgage statement from Mr. Arnett; default letter(s) and notice(s) of intent to foreclose to Mr. Knops from Mr. Arnett; records and explanations of charges to tenants of building and Mr. Knops beyond standard principal and interest mortgage/rent payments; utility bill charges; and any other documents needed for Corporation Counsel to make a formal opinion on the loan request. Staff will provide Mr. Arnett and Mr. Knops CDBG Minutes of prior meetings as examples of documents required for loan modification requests. All supporting documentation must be submitted to the County by January 11, 2018 to be included in the January 25, 2018 CDBG Commission agenda. Should Corp Counsel need more time to review the documents, or if they cannot be at the January meeting, this item may be moved to the February meeting.*

**This Action Item was not acted on**

[2017](#)  
[ACT-540](#)

### DISCUSSION AND POSSIBLE ACTION ON 2018 CDBG COMMISSION MEETING CALENDAR.

**Attachments:** [2018 CDBG proposed meeting schedule](#)

*Motion by Stechshulte, seconded by Oberle, to change the December meeting from the 27th to the 13th and keep the rest of the 2018 schedule as presented. Motion carried unanimously by a voice vote.*

**This Action Item was approved.**

## E. Reports to Committee

[2017](#)  
[RPT-545](#) EXPENDED FUNDS REPORT (12.28.17).

**Attachments:** [Expended Funds Report- 12.28.17](#)

*Staff reported on the December 2017 Expended Funds Report.*

[2017](#)  
[RPT-546](#) RLF LOAN REPORT (12.28.17).

**Attachments:** [12-28-2017 Loan Report](#)

*Staff reported on the December 2017 Loan Report.*

## **F. Future Meeting Items and Dates**

*January 25, 2018 at the Town of Middleton Town Hall (pending room availability).*

## **G. Adjourn**

*Motion by Amegashie, seconded by Oberle, to adjourn. Motion carried by a voice vote, and the meeting adjourned at 7:15 p.m.*