



# Dane County

## Minutes - Final Unless Amended by Committee

### Community Development Block Grant (CDBG) Commission

---

Thursday, June 22, 2017

5:30 PM Town of Westport- Kennedy Administration Building  
5387 Mary Lake Rd.  
Waunakee, WI 53597

---

Town of Westport- Kennedy Administration Building  
5387 Mary Lake Rd.  
Waunakee, WI 53597

#### A. Call To Order

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

*Due to the absence of the Chair and Vice Chair, Supervisor Ripp assumed the role of Chairman of the meeting.*

*Staff and others present: Tim Radelet (Movin' Out); Joanna Cervantes (Sunshine Place); Nicole Solheim (Gorman & Company); Peter Ouchakof (staff).*

**Present** 6 - DAVE RIPP, GODWIN AMEGASHIE, GAIL SHEA, NEIL STECHSCHULTE,  
OSCAR MIRELES, and TERESITA TORRENCE

**Excused** 2 - MATT EGERER, and CYNDA SOLBERG

#### B. Consideration of Minutes

[2017](#)  
[MIN-132](#)

MINUTES OF THE MAY 25, 2017 CDBG COMMISSION MEETING.

**Attachments:** [05.25.17 Minutes](#)

*Motion by Mireles, seconded by Torrance, to approve the minutes of the May 25, 2017 CDBG Commisison meeting. Motion carried by a voice vote.*

**This Minutes was approved**

[2017](#)  
[MIN-142](#)

MINUTES OF THE JUNE 17, 2017 APPLICATION REVIEW TEAM MEETING.

**Attachments:** [ART Minutes 06.17.17](#)

*Motion by Amegashie, seconded by Ripp, to approve the minutes of the June 17, 2017 CDBG Application Review Team meeting. Motion carried by a voice vote.*

**This Minutes was approved**

## C. Presentations

*Supervisor Ripp gave a summary of the funding recommendations and contingencies from the Application Review Team meeting.*

## D. Action Items

[2017](#)  
[ACT-198](#)

APPLICATION REVIEW TEAM INITIAL FUNDING  
RECOMMENDATIONS AND CONTINGENCIES ON HUD  
ENTITLEMENT ALLOCATION.

**Attachments:** [Initial Funding Recommendations](#)

*Mireles moved to approve the ART initial funding recommendations as presented; seconded by Stechschulte.*

*In the ensuing discussion, Shea raised a question about the types of projects that can be funded with either CDBG or HOME, noting that the proposed funding for Gorman and Company's rental construction project is being funded with CDBG. Staff noted that the Gorman and Company rental development site is located on a slum/blighted property, and CDBG can be used for the elimination of slum/blight. Other types of projects that may qualify for either type of funding include mortgage reduction programs and tenant-based rental assistant projects. Shea also stated her concern about awarding large amounts of money to for-profit developers who use the CDBG/HOME funds for affordable rental development, noting her support for non-profit housing organizations such as Habitat for Humanity.*

*Staff from Gorman and Company, Movin' Out, and Sunshine Place were present and available for information and questions from the Commission.*

*Oberle posed a question about Independent Living, asking what some of the concerns were that led to the relatively low score. Ripp responded by noting that aside from there being less funds available than funds requested by applicants, a relatively high percentage of their funding request is allocated to staff and overhead costs, as compared to other comparable projects. Mireles suggested that in the future the Commission may want to consider allowing more time for the Commission to review the ART funding recommendations by separating the two meetings by more than 5 days apart.*

*Motion by Amegashie, seconded by Stechschulte, to amend the original motion to include the additional \$24,962 in CDBG funds to Habitat for Humanity's Mortgage Reduction proposal. Motion carried unanimously by a voice vote.*

*The original motion to approve the ART funding recommendations, as amended, passed 6-1 by a voice vote (Shea voting against).*

*Motion by Mireles, seconded by Shea, to approve the funding contingencies on 2018 HUD entitlement allocation. Motion passed 7-0 by a voice vote.*

**This Action Item was approved as amended**

## E. Reports to Committee

[2017](#)  
[RPT-186](#)

JUNE 2017 EXPENDED FUNDS REPORT.

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

*Staff reported on the June expended funds report.*

[2017](#)  
[RPT-187](#)

JUNE 2017 RLF LOAN REPORT.

**Attachments:** [6-15-2017 Loan Report](#)

*Staff reported on the June RLF loan report.*

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

*Next meeting: July 27, 2017 at the Town of Middleton- Town Hall.*

## **G. Public Comment on Items not on the Agenda**

*None.*

## **H. Adjourn**

*Motion by Amegashie, seconded by Mireles, to adjourn. Motion carried by a voice vote, and the meeting was adjourned at 6:35 p.m.*