



# Dane County

## Minutes - Final Unless Amended by Committee

### Community Development Block Grant (CDBG) Commission

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Thursday, July 27, 2017

5:30 PM

Town of Middleton- Town Hall  
7555 W. Old Sauk Rd.  
Verona, WI 53593

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#### A. Call To Order

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

*Staff and others present: Andrea Hughes, An Nguyen, and Alexis Lepperd (WWBIC); Tom Solyst and Norma Gallegos (Latino Academy of Workforce Development); Nicole Solheim (Gorman & Company); Jessica Cavazos and Brandi de la Rosa, (Latino Chamber of Commerce); Amanda World and Maggie Kratz (YWCA); Brenda Konkel (Tenant Resource Center); Peter Ouchakof and Pedro Ruiz (staff).*

**Present** 7 - DAVE RIPP, CYNDA SOLBERG, RICHARD OBERLE, GODWIN AMEGASHIE, GAIL SHEA, NEIL STECHSCHULTE, and OSCAR MIRELES

**Excused** 2 - MATT EGERER, and TERESITA TORRENCE

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

*None.*

#### C. Consideration of Minutes

[2017  
MIN-188](#)

MINUTES OF THE JUNE 22, 2017 CDBG COMMISSION MEETING.

**Attachments:** [6-22-17 Meeting Minutes](#)

*Motion by Ripp, seconded by Mireles, to approve the minutes of the June 22, 2017 CDBG Commission meeting. Motion carried unanimously by a voice vote.*

**The Minutes were approved.**

#### D. Public Hearing

##### 1. Information to be shared as part of the Public Hearing.

*Staff provided information to the public regarding the CDBG and HOME programs in accordance with Dane County's Citizen Participation Plan.*

## **2. Public Hearing on the 2017 Funding Recommendations and Substantial Amendment to the 2017 Action Plan.**

*Persons speaking on the 2018 funding recommendations (Name, representing self or organization, and speaking in support or opposition):*

*Jessica Cavazos, Latino Chamber of Commerce, support.*

*An Nguyen, Andrea Hughes, and Alexis Lepperd; WWBIC; support for full funding request.*

*Norma Gallegos, Latino Academy of Workforce Development, support.*

*Nicole Solheim, Gorman & Company, support.*

*Maggie Kratz and Amanda World, YWCA, support.*

*Brenda Konkel, Tenant Resource Center, opposition.*

*Brandie de la Rosa, Latino Chamber of Commerce, support.*

*Written comments (attached) were also submitted by:*

*Mike Zimmerman, City of Fitchburg, in support of: Latino Chamber of Commerce; Retirement Housing Foundation; WWBIC; Madison Dental Initiative; Independent Living; and Habitat for Humanity.*

*Trudy Lorandos, Verona Public Library, in support of WWBIC.*

*Kat Casey, small business owner, in support of WWBIC.*

*Colin Murray, business owner, in support of WWBIC.*

*Kent Yan, Plato Real Estate, in support of WWBIC.*

*Laura Rose, Marshall Library, in support of WWBIC.*

## **E. Action Items**

[2017](#)  
[ACT-247](#)

2018 FUNDING RECOMMENDATIONS.

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

*Motion by Ripp, seconded by Mireles, to approve the 2018 funding recommendations as presented. The motion was open for discussion.*

*Ripp summarized the funding recommendations and reasons for funding based on the Application Review Team interviews.*

*Shea commented that using CDBG funds for the Gorman and Company rental development project is taking money away from other CDBG projects that were not fully funded. She noted that the value of the grant per unit of affordable housing was higher for Gorman than for the other two rental projects.*

*Motion by Shea, seconded by Amegashie, to amend the funding recommendations (amendment #1) by reducing funding for Gorman to \$350,000 and distribute the extra \$100,000 as follows:*

*Habitat \$20,000*

*Movin' Out (mortgage) \$15,000*

*Project Home (major) \$15,000*

*Latino CC \$10,000*

*Sunshine Place \$20,000*

*Vera Court \$10,000*

*Independent Living (minor) \$10,000*

*Upon further discussion, Stechshulte stated that the site has been designated as blighted by the City of Sun Prairie and contains a potentially serious contamination issue that is preventing the site from being utilized, adding that the site lies within one of the more problematic census tracts in the City. He continued by stating that Sun Prairie has some of the worst workforce housing in Dane County outside of Madison, and this development will target renters with incomes between 30-60% AMI, while increasing the tax base for the City and creating positive economic implications for the area.*

*Shea noted that unknown contaminants may be problematic to the environmental review process and could potentially prevent the project from moving forward, adding that it may be more appropriate for the local municipality to pay for the remediation.*

*Solberg mentioned that the Commission should keep in mind how fast organizations spend their money, noting that the County's timeliness ratio is measured at the end of each year, and that there are several organizations in the proposed amendment that still have outstanding balances from prior year contracts.*

*Ripp added that affordable rental housing is the highest priority area for the County, and the Gorman project not only addresses affordable rental housing but also eliminates a contaminated site and will help spur economic activity in Sun Prairie.*

*Motion to adopt proposed amendment #1 failed by a voice vote.*

*Motion by Amegashie, seconded by Oberle, to amend the funding recommendations by moving the unallocated \$17,031 to Independent Living's Minor Home Repair proposal (amendment #2). Motion opened for discussion.*

*Johnson pointed out that this project ranked 14th out of 15 on the scoring of proposals. Mireles noted that WWBIC scored first out of all projects, yet only received 75% of their request. They also garnered support from the public, with all 6 of the written public comments submitted expressing support of WWBIC's proposal.*

*Motion by Oscar, seconded by Stechschulte, to amend the funding recommendations by moving the unallocated \$17,031 to WWBIC's proposal (amendment #3). Motion*

opened for discussion.

Amegashie stated that WWBIC's need for financial assistance of CDBG funds is not as high as many of the other proposals, noting that they are a statewide program and receive funding from several other sources.

Motion to adopt amendment #3 failed by a voice vote.

Discussion was re-opened for amendment #2.

Shea stated her concern about ILI in that they consider themselves a contractor for the County by providing a service for the County outside of their normal scope of services, and therefore the administrative costs are proportionally high compared to other comparable projects. Ripp agreed with Shea's points, but added that they perform good work and without our funding those services would be gone. Amegashie stated that Sunshine Place is getting a major loan through a bank, and \$17,031 is not going to make or break their public facility project.

Motion to approve amendment #2 by allocating the additional \$17,031 to ILI failed 5-3 (Amegashie, Johnson, and Ripp voting in favor).

Motion by Oberle, seconded by Shea, to amend the funding recommendations by moving the unallocated \$17,031 to the Sunshine Place public facility proposal (amendment #4). Motion passed by a 6-2 vote (Ripp and Amegashie voting against).

Discussion was re-opened for main motion, as amended.

Motion by Mireles, seconded by Shea, to amend the funding recommendations by reallocating \$6,486 in public service funds from Sunshine Place to the Tenant Resource Center (amendment #5). Motion passed by a 6-2 vote (Ripp and Solberg against).

Vote on the main motion to approve the 2018 funding recommendations, as amended twice (amendments #4 and #5), passed by a voice vote.

[2017  
ACT-248](#)

SUBSTANTIAL AMENDMENT TO THE 2017 ACTION PLAN.

Attachments: [2017 Sub Amd](#)

Motion to approve the Substantial Amendment to the 2017 Action Plan, adjusted with the amended 2018 funding recommendations, passed unanimously by a voice vote.

**F. Reports to Committee**

[2017  
RPT-235](#)

EXPENDED FUNDS REPORT- JULY 2017

Attachments: [Expended Funds Report- July 2017](#)

Staff reported on the July Expended Funds report, noting that a draw should be taking place in the next few weeks which will lower the timeliness ratio shown on the report. Staff also reported that there was an issue with the environmental review for the Colonial Club project; however, it appears that the issue has been resolved and the project is now moving forward as planned.

[2017](#)  
[RPT-234](#)

## LOAN REPORT- JULY 2017

**Attachments:** [7-17-2017 Loan Report](#)

*Staff reported on the July Loan Report, noting that Maier White Gold Dairy made their final payment last month and a loan completion letter has been sent out to them.*

## STAFF UPDATES.

### G. Future Meeting Items and Dates

*Staff will check with Middleton to see if the City Hall is available for the Sept. 14th Commission meeting.*

### H. Adjourn

*Motion by Oberle, seconded by Stechshulte, to adjourn. Motion carried unanimously by a voice vote, and the meeting was adjourned at 7:20 p.m.*

**This was adjourned**