



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Thursday, August 1, 2024

5:30 PM

Virtual Meeting

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### CALL TO ORDER / ROLL CALL

Staff present: Linette Rhodes, Matt Frater, Julie Spears, Hardy Garrison, Maria Davila-Martinez, Dan McAuliffe (Planning), Lisa McNabola (Planning), Ben Doing

Campbell called the meeting to order at 5:32pm with a quorum present.

**Present:** 7 - Dina Nina Martinez-Rutherford; Nikki Conklin; John P. Guequierre; Angela K. Jones; Jennifer H. Campbell; Megan N. Miller and Matthew J. Phair

**Excused:** 1 - Tiffany D. Malone

### APPROVAL OF MINUTES

A motion was made by Alder Martinez Rutherford and seconded by Phair to Approve the minutes of July 11, 2024. Motion passed by voice vote.

### PUBLIC COMMENT

1. [84577](#) Public Comment

**Attachments:** [Item 2 ARD RFP Public Comments\\_CDBG Committee 8-1-2024.pdf](#)

No general public comment

### DISCLOSURES AND RECUSALS

Angela Jones disclosed they work with one of the RFP applicants, Catalyst 4 Change, through the Homeless Services Consortium.

A motion was made by Phair and seconded by Alder Martinez-Rutherford to take up items 3 and 4 prior to item 2. Motion passed by voice vote.

## NEW BUSINESS

2. [84579](#) Presentations from Applicants in the 2024 Affordable Rental Development: Non-Tax Credit RFP Process

**Attachments:** [Submission Summary - Rental Development NTC RFP.pdf](#)  
[Item 2 ARD RFP Public Comments CDBG Committee 8-1-2024.pdf](#)  
[Catalyst 4 Change - Application Packet.pdf](#)  
[Catalyst 4 Change Presentation - CDBG Committee 8-1-2024.pdf](#)  
[Hispanic Housing - Application Packet.pdf](#)  
[Hispanic Housing Presentation - CDBG Committee 8-1-2024.pdf](#)  
[Kaba Baal LLC - Application Packet.pdf](#)  
[Kaba Baal LLC Presentation - CDBG Committee 8-1-2024.pdf](#)  
[Madison Development Corp - Application Packet.pdf](#)  
[Madison Development Corp Presentation - CDBG Committee 8-1-2024.pdf](#)  
[Republik - Application Packet.pdf](#)  
[Republik Presentation - CDBG Committee 8-1-2024.pdf](#)  
[Sunny Side Development - Application Packet.pdf](#)  
[Sunny Side Development Presentation - CDBG Committee 8-1-2024.pdf](#)

Matt Frater provided a brief introduction.

Presentations heard.

1. Hispanic Housing Development Corporation (Parker Place)  
Presented: Edward Rohn (Hispanic Housing Development Corp.)
2. Catalyst 4 Change LLC (Small Scattered Site Homeless Housing Program)  
Presented: Michael Moody (Catalyst for Change)
3. Kaba Baal LLC (311 East Johnson)  
Presented: Kaba Bah (Kaba Baal LLC)  
Available for Questions: Vincent Rice (Summit Credit Union)
4. Sunny Side Development & Red Pine Coop, Inc. (Red Pine Coop)  
Presented: Abby Davidson and Paul Schechter (Sunnyside Development), Elliott Gilfillan (Red Pine Coop), along with Red Pine Coop members Hilary, Sophie, and home owner Chris Burant.
5. Madison Development Corporation (Taft St "Bankston" Apartments)  
Presented: Abbie Wallhaus, Lorrie Heinemann, and Cashton Laufenberg (Madison Development Corporation)
6. Republik Madison Apartments LLC (The Point on Washington Apartments)  
Presented: Morgan Van Riper-Rose and Colin Hooper (Republik Madison Apartments LLC)  
Available for Questions: Chris Potterpin (PK Companies)

3. [84379](#) Adopting the Northeast Area Plan, adopting an amendment to the Comprehensive Plan and archiving underlying plans.

**Attachments:** [Compilation of Feedback on Public Review DRAFT Plan.pdf](#)  
[NEAP Adopting Cover Letter](#)  
[Community Feedback Summary May2024.pdf](#)  
[Ordinance 84382-Adopt Northeast Area Plan](#)  
[NEAP EDC Presentation 07-17-2024.pdf](#)  
[NEAP TC Memo 07-31-2024.pdf](#)  
[NEAP LC Memo 08-05-2024.pdf](#)  
[NEAP Preservation Planner Staff Memo 08-05-2024.pdf](#)  
[NEAP LC Presentation 08-05-2024.pdf](#)  
[00 UDC Memo 08 14 2024.pdf](#)  
[02 NEAP UDC Presentation Aug14 2024.pdf](#)  
[Northeast Area Plan Introduction Draft](#)  
[BPC Memo 08 14 2024.pdf](#)  
[UDC Public Comments 08-14-24.pdf](#)  
[Public Comment 08-16-24.pdf](#)  
[Public Comments 08-20-24.pdf](#)  
[Comprehensive Plan Amendment.pdf](#)  
[NEAP\\_PC\\_240826\\_PPT.pdf](#)  
[Public Comments 08-22 08-23-23.pdf](#)  
[Public Comments 08-25 08-26-24.pdf](#)  
[240822 NEAP PC.pdf](#)  
[Alter Public Comments 08-27-24.pdf](#)  
[NEAP\\_CC\\_240910.pdf](#)  
[082324-091024 CC public comments.pdf](#)

Dan McCauliffe (Planning) and Lisa McNabola (Planning) provided an overview of items 3 and 4.

A motion was made by Miller and seconded by Phair to return to lead with the recommendation to Approve Adopting the Northeast Area Plan, adopting an amendment to the Comprehensive Plan and archiving underlying plans.  
Motion passed unanimously.

4. [84382](#) Adopting an amendment to the Comprehensive Plan related to the Northeast Area Plan.

**Attachments:** [Northeast Area Plan Introduction Draft](#)  
[Resolution 84379-Adopting Northeast Area Plan](#)  
[NEAP Adopting Cover Letter](#)  
[84382 Amendment to the NE Area Plan Public Submittals.pdf](#)  
[84382 Amendment to the NE Area Plan Public Submittals- 2.pdf](#)  
[Comprehensive Plan Amendment.pdf](#)  
[240822 NEAP PC.pdf](#)  
[NEAP\\_PC\\_240826\\_PPT.pdf](#)  
[082324-091024 CC public comments.pdf](#)

A motion was made by Alder Guequierre and seconded by Miller to return to lead with the recommendation to Approve Adopting an amendment to the Comprehensive Plan related to the Northeast Area Plan.

Motion passed unanimously.

5. [84578](#) Staff Report

Linette Rhodes provided a Staff Report, which included next steps regarding the 2024 Affordable Rental Development: Non-Tax Credit RFP.

Updates regarding the AHF-TC RFP process provided, including that presentations are slated to be heard at the September CDBG committee meeting.

Discussed possibility of adding an additional September meeting - staff may poll members to see if we can secure a quorum for an extra September meeting.

Provided updates regarding the Housing Strategy Committee and its subgroup's now finalized housing report and strategies, which will be taken to Plan Commission and this CDBG Committee.

**ADJOURNMENT**

A motion was made Alder Conklin and seconded by Alder Martinez-Rutherford to Adjourn the meeting at 7:58pm. Motion passed by voice vote.