

**Minutes  
Beloit Community Development Authority  
100 State Street, Beloit WI 53511  
September 28, 2016  
4:30 P.M.**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, September 28, 2016, in the Forum of Beloit City Hall, 100 State Street.

1. **Call to Order and Roll Call:**

Meeting was called to order by Commissioner Evans at 4:32 p.m.

**Present:** Commissioners Baker, Ellison, Evans, Hendrix, Preuschl and Webster

**Absent:** Commissioner

**Staff Present:** Julie Christensen, Cathy Pollard, Clinton Cole, Teri Downing and Ann Purifoy

2. **Citizen Participation:**

Dr. Lee From and Ian Hedges spoke on behalf of HealthNet of Rock County. They expounded on services provided, benefits to the community, as well as their need to continue receiving CDBG funding.

3. **Review and Consideration of the Minutes of the Regular Meeting held on July 27, 2016.**

Motion was made by Commissioner Baker and seconded by Commissioner Webster to approve the minutes of the Regular Meeting held on July 27, 2016.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of July Activity Report**

Cathy Pollard, Beloit Housing Authority Director, gave a brief summary of the report.

Our goal is to lease up 610 Section 8 vouchers. Currently, our biggest challenge is low numbers on our four and five bedroom waiting lists.

b. **Presentation of July Financial Report**

Cathy Pollard gave a brief summary of the report.

At the end of 2017 our five-year GAP loan will be due. At that time, Cathy will submit a resolution to auction the group of eight project-based units at a minimum of \$35,000 per unit. The landlord would be required, for at least five years, to maintain the units as low-income housing for people already on our HAP program. If we do not sell these houses, HUD will recoup them.

- c. Presentation of August Activity Report  
Cathy Pollard gave a brief summary of the report.

Our two maintenance employees are working diligently to keep up with the turnovers in public housing caused by tenants who have chosen to take Section 8 vouchers. We are considering hiring a temp to assist with painting.

- d. Presentation of August Financial Report  
Cathy Pollard gave a brief summary of the report.

We have housed more working families in the past year which explains the increase in “dwelling rental” income. The number of repayment plans is currently down indicating that old debts are being paid off.

- e. Review and Consideration of Resolution 2016-14, Approval of Security System Upgrade  
Clinton Cole, Programs Manager, presented the staff report and recommendation.

Presently, only one of the six cameras in our four-year-old security system is working. It was determined that the low bidder, Low Voltage Installations, Inc., did not offer a viable proposal. The recommended bidder, AMI Telecom, will be replacing the existing system with 11 infrared HD remote cameras.

Commissioner Evans moved and Commissioner Baker seconded a motion to approve Resolution 2016-14.

Motion carried unanimously.

- f. Review and Consideration of Resolution 2016-15, Approval of BHA 2017 Operating budgets  
Cathy Pollard presented the staff report and recommendation.

The 2017 budgets presented are preliminary budgets because we don’t yet know how much money we will receive. Cathy explained that the different AMPs are divided by investor, location and residents. AMPs are used as a way to determine if each AMP generates enough income to cover expenses.

Commissioner Hendrix moved and Commissioner Webster seconded a motion to approve Resolution 2016-15.

Motion carried unanimously.

5. **CDBG, HOME and NSP Programs**

- a. Review and Consideration of Resolution 2016-16, Recommending approval of the 2017 Community Development Block Grant Budget  
Teri Downing, Housing Services Director, presented the staff report and recommendation.

Board members approved the staff recommendation for funding City Programs. After hearing from all applicants, staff did not recommend any funding for four Public Service agencies because they did not meet funding priorities, yet are considered valuable to our community. Following considerable discussion, the CDA Board reallocated the staff recommendation for funding Public Service Programs. All applicants are recommended for funding based on the funding priority that is met. The consensus among Board members is as follows:

2017 Public Service CDA Recommendation

Beloit Meals on Wheels	\$ 5,000
Community Action, Inc. of Rock and Walworth Counties	28,475
Family Services – Domestic Violence	7,100
Family Services – Home Companion	12,000
Hands of Faith	10,000
HealthNet of Rock County, Inc.	10,000
House of Mercy	7,500
Latino Service Providers Coalition	4,500
Merrill Community Center	12,000
Project 16:49	7,500
Stateline Literacy Council	<u>10,000</u>
	\$114,075

Commissioner Preuschl moved and Commissioner Baker seconded a motion to approve Resolution 2016-16.

Motion carried unanimously.

b. Review and Consideration of Resolution 2016-17, Recommending Approval of the 2017 Annual Action Plan

Teri Downing presented the staff report and recommendation.

The table in the Annual Action Plan will be updated based on CDA recommendations for Public Services funding.

Commissioner Baker moved and Commissioner Evans seconded a motion to approve Resolution 2016-17.

Motion carried unanimously.

- c. Review and Consideration of Resolution 2016-18, Recommending Approval of the 2017 HOME Investment Partnerships Program (HOME) Budget  
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Baker moved and Commissioner Hendrix seconded a motion to approve Resolution 2016-17.

Motion carried unanimously.

6. **Adjournment:**  
A motion was made by Commissioner Preuschl and seconded by Commissioner Baker to adjourn at 7:02 p.m. Motion carried.