



MINUTES
COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, April 26, 2023

This meeting of the City of Beloit Community Development Authority was held on Wednesday, April 26, 2023 in the Forum of Beloit City Hall, 100 State Street.

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Philip Gorman at 4:33 p.m. Councilor Leavy, Commissioner Rodriguez, Commissioner Bullock, and Vice Chairperson Hartke were present. Councilor Forbeck arrived at 5:18 pm.

2. MINUTES

2.a. Consideration of the minutes of the March 8, 2023 Community Development Authority meeting

Motion to approve was made by Councilor Leavy and seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

3. PUBLIC COMMENT

Chairperson Gorman asked for public comments on any items except ARPA, which will be presented during the ARPA item itself. No public comments were submitted on non-ARPA items.

4. BELOIT HOUSING AUTHORITY

4.a. Presentation of the March Activity Report 2023

The February Activity Report was presented by Clinton Cole, the Director of the Beloit Housing Authority.

5. COMMUNITY AND HOUSING SERVICES

5.a. Consideration of Resolution 2023-05 recommending the award of Home Investment Partnership Program funds for Down Payment Assistance to eligible applicants.

Julie Christensen, Community Development Director, provided an overview of Resolution 2023-05 awarding HOME funds for Down Payment Assistance. She explained that both applicants would be giving presentations.

Kelly Andrew, Acts Housing, presented their application. She indicated that they work with potential homeowners in Beloit. They offer down payment assistance, homebuyer coaching. They work with families to figure out the best lending options.

Lizz Casey, NeighborWorks Blackhawk Region, presented their application. She indicated that they are looking to assist low-income persons to transition into home ownership by helping them with down payment or closing costs.

Councilor Leavy made a motion to approve the staff recommendation, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

5.b. Julie Christensen notified the Board that the closed session item scheduled for the meeting has been postponed and will likely be on the May agenda.

5.c. **Consideration of Resolution 2023-04 recommending approval of the American Rescue Plan Act (ARPA) funding allocation**

Chairperson Gorman announced that a conflict of interest as defined in 2 CFR 200.112 exists with regard to the ARPA funding allocation. Kevin Leavy, CDA member and City Councilor, serves as a Deacon for Emanuel Baptist Church, an agency which applied for funding under the Non-Profit Building and Facility funding category. To remedy this conflict, Councilor Leavy will recuse himself from any City Council meetings, CDA meetings, workshops, or discussions regarding the ARPA funding process and will leave the meeting room while discussions and decisions are being made related to ARPA items. Councilor Leavy recused himself and left the room at 4:50 p.m. prior to the ARPA public comments and funding allocation presentation. Teri Downing, Deputy Community Development, presented Resolution 2023-04 related to the ARPA funding.

Chairperson Gorman opened the meeting for Public Comments on the ARPA funding. For the Homelessness Prevention and Response Services grant program, the following entities spoke on behalf of their program and thanked the CDA for its consideration:

Amanda O'Kane, Family Promise of Greater Beloit
Ellen Wiegand, Beloit Meals on Wheels
Stacia Conneely, Legal Action of Wisconsin
John Pfeleiderer, Family Services Neighborhood Resilience Project

For the Non-Profit Building and Facilities Improvements grant program, the following entities spoke on behalf of their agency and thanked the CDA for its consideration:

Amanda O'Kane, Family Promise of Greater Beloit
Donna Langford, Beloit Historical Society
Dorothy Harrell, New Zion food pantry
Celestino Ruffini, Beloit Convention and Visitors Bureau
Nikia Morton, Emmanuel Baptist Church
Linda Ward, W.B. Kennedy Lodge #3

Commissioner Bullock made a motion to modify the staff recommendation to allow for funding more of the non-profit building projects. Staff explained that there was a minimum funding level for that grant. Commissioner Bullock withdrew her motion to modify the funding.

Chairperson Gorman made a motion to modify staff recommendation for the Homelessness Prevention and Response Program to comply with the minimum program requirements, seconded by Commissioner Rodriguez. Motion was approved, voice vote (5-0).

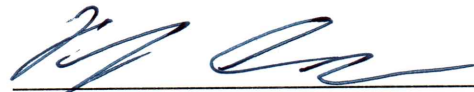
Chairperson Gorman made a motion to approve Resolution 2023-04 with the modified budget, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (4-1), with Commissioner Bullock voting no.

5. SUCH OTHER MATTERS AS AUTHORIZED BY LAW

No business to discuss.

6. ADJOURNMENT

Motion was made by Chairperson Gorman, seconded by Commissioner Rodriguez to adjourn the meeting at 5:26 p.m. Motion was approved, voice vote (5-0).



Philip Gorman, Chairperson