



**MINUTES**  
**COMMUNITY DEVELOPMENT AUTHORITY**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**4:30 PM**  
**Wednesday, June 28, 2023**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order by Vice Chairperson Jasmine Hartke at 4:40 p.m. Councilor Leavy, Councilor Forbeck, and Commissioner Bullock were present. Chairperson Gorman arrived at 4:42 pm.

**2. MINUTES**

**2.a. Consideration of the minutes of the May 24, 2023 Community Development Authority meeting**

Motion was made by Councilor Forbeck to approve the minutes and seconded by Commissioner Bullock. Motion was approved, voice vote (4-0).

**3. PUBLIC COMMENT**

Allison Creekmur submitted a letter to the CDA recommending that retaliation by landlords for submitting a complaint to the City be considered a local concern.

Steve Howland spoke about the need for collaboration and communication between Beloit City Council, City staff, area service providers, and Beloit Housing Authority to evaluate and address affordable housing needs in Beloit. He recommended that the City assess the capacity of organizations to carry out programs, and use metrics to measure overall success and impact of programs funded to address overall community needs. Due to the limited amount of CDBG funding available, he also encouraged the City to engage additional stakeholders such as the school district and Blackhawk Tech to come up with more comprehensive solutions to affordable housing.

Jody Wittnebel, who was representing The Castle, spoke in favor of programming that involves music and uses music as a way to bring people together. She shared information about the positive impacts of music on behavioral and brain development in children as long-term benefits of investing in music-based programming.

Heather Lux, who was representing Wisconsin Women's Business Initiative Corporation (WWBIC), expressed an ongoing need for support to small business and microenterprises. The number of start-up businesses nationwide has increased in the past two years, and businesses are working to recover and expand after the COVID-19 pandemic. She said that

support is specifically needed for underrepresented and low- to moderate-income (LMI) business owners and workers.

Debbie Fisher, who is the Director of Youth2Youth 4 Change as well as a member of the leadership team for the Beloit Area Task Force on Homelessness (BATFoH), expressed support for having housing included in the recommended CDBG priorities. She explained that she is involved with doing homeless checks, and the numbers are increasing. She advocated for homelessness, affordable housing, and Fair Housing to remain priorities for funding.

John Pfeleiderer, Co-Executive Director of Family Services, shared that the highest priority for participants in their Neighborhood Resilience Program is to keep families housed. Eviction creates huge barriers to future housing for LMI residents, so eviction prevention is very important. He also encouraged that we as a community be thoughtful about the process of gentrification, and recognize important of diversity and equity. He also agreed with Steve Howland's statements about thinking of ways that we can maximize the impact of the overall CDBG program.

Whitney Klein, who is a school social worker and a member of the Beloit Area Task Force on Homelessness (BATFoH), advocated for homeless services and needs. She voiced a need for vouchers, immediate housing and assistance in finding housing and resources. She also spoke about the need for transitional housing, with smaller homes as an option, to help families transition from the shelter to stable, permanent housing. Additionally, she advocated for mental health services, particularly for youth as well as services that are offered in Spanish.

Michelle Loy is a coach at the middle school, and expressed that youth need to be a priority. She emphasized the importance of visibility and outreach to engage families and educate about services available, and to hold diverse events that can help mend relationships and include everyone in the community.

Brian Elliot, who was representing the Beloit Youth City-Wide Softball program advocated for programming and the youth of Beloit. He shared that their organization largely serves kids in the Merrill and Hackett neighborhoods, and that they serve approximately 500 kids each year. They started a league for older kids this last year to expand the program based on demand. He shared that they intent to apply for CDBG funding to help reach more kids, and continue to offer their services at no cost. They also want to partner with Community Action and the Merrill Community Center to add an educational component to their programming.

#### **4. BELOIT HOUSING AUTHORITY**

##### **4.a. Presentation of the May Activity Report 2023**

The May Activity Report was presented by Clinton Cole, Beloit Housing Authority Director. Councilor Forbeck asked for clarification on the definition of initial inspections. Mr. Cole explained the initial inspections are completed prior to new

move-ins for Section 8 participants to ensure that the unit meet HUD's Housing Quality Standards.

**4.b. Presentation of the First Quarter 2023 Financial Report**

The first quarter 2023 financial report was presented by Clinton Cole, Beloit Housing Authority Director. Commissioner Bullock asked if BHA has a contract with a pest control company for regular treatments. Clint stated that there is no contract for regular treatment, but rather that pest control services are provided on an as-needed basis.

**4.c. Presentation of the April Financial Report**

The April financial report was presented by Clinton Cole, Beloit Housing Authority Director. Councilor Forbeck questioned the operational expenses for 240 Portland Avenue. Clint stated he is waiting for guidance from HUD on what may be done with the property. The expenses incurred are primarily for the utilities, which must be kept on to maintain the unit.

**4.d. Consideration of Resolution 2023-08 Awarding Contract for Roof Replacement at Phase 1 Public Housing Sites**

The staff report and Resolution 2023-08 were presented by Clinton Cole, Beloit Housing Authority Director. Councilor Forbeck asked how the remaining \$5,309 in costs for the roof replacement beyond what was budgeted in the 2023 Capital Fund budget would be covered. Clint stated there were roof replacement funds left over from the 2022 Capital Fund budget that will cover the overage. Motion was made by Councilor Forbeck to approve Resolution 2023-08, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

**4.e. Consideration of Resolution 2023-09 Awarding Contract for Gutter and Soffit Replacement at Phase 2 Public Housing Sites**

The staff report and Resolution 2023-09 were presented by Clinton Cole, Beloit Housing Authority Director. Motion was made by Councilor Forbeck to approve Resolution 2023-09, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

**4.f. Consideration of Resolution 2023-10 Approving BHA's HUD Emergency Safety and Security Grant (ESSG) Application**

The staff report and Resolution 2023-10 were presented by Clinton Cole, Beloit Housing Authority Director. Motion was made by Councilor Forbeck to approve Resolution 2023-10, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

5. **COMMUNITY AND HOUSING SERVICES**

5.a. **Public Hearing and Consideration of Resolution 2023-11 recommending approval of the 2024 Community Development Block Grant (CDBG) Local Funding Priorities (Downing)**

Teri Downing, Deputy Community Development Director, presented an overview of the Community Development Block Grant local funding requirement process, and action plan and consolidated plan.

Chairperson Gorman opened and closed the public hearing.

Chairperson Gorman requested public service activities to be defined for the public. Ms. Downing explained public service activities are activities that directly benefit low to moderate income households. Councilor Forbeck requested that next year if there could be a line item listing where the remaining funds are allocated. Ms. Downing explained the remaining balance is listed in the budget every year, and she does a presentation on the City program and where the funding goes.

Councilor Leavy asked for clarification whether an organization can apply for both CDBG funding and NRSA funding. Ms. McBride stated as long as the activity and agency both qualify, they can apply for both. Councilor Leavy also inquired about agencies that are not in a NRSA neighborhood, but still provide services to individuals who reside in the NRSA neighborhoods. Ms. Downing stated it is a case-by-case basis.

Councilor Forbeck asked if there are programs that focus on mental health services. Ms. Downing stated Family Services, Beloit Area Community Health System, as well as HealthNet have applied in the past.

Councilor Leavy asked the advantages between identifying priorities and having no priorities. Ms. Downing stated that by listing no priorities, staff has no idea what applications will be received. Chairperson Gorman proposed adding mental health and subtracting childcare for now. Motion to approve Resolution 2023-11 was made by Councilor Forbeck, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

5.b. **Consideration of Resolution 2023-12 recommending the award of HOME investment Partnership Program (HOME) funds to Community Action, Inc.**

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Vice Chairperson Hartke asked if it was possible to build tiny homes. Ms. Christensen stated tiny homes are allowed if done as part of planned unit development. Motion was made by Councilor Leavy to approve Resolution 2023-12, seconded by Vice Chairperson Hartke. Motion was approved, voice vote (5-0).

6. **SUCH OTHER MATTERS AS AUTHORIZED BY LAW**

No business to discuss.

7. **ADJOURNMENT**

Motion was made by Councilor Leavy, seconded by Vice Chairperson Hartke to adjourn the meeting at 6: 24 p.m. Motion was approved, voice vote (5-0).



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Philip Gorman, Chairperson

