



MINUTES
COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, September 28, 2022

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, September 28, 2022 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. Commissioners Elliot, and Councilors Forbeck and Leavy were present. Commissioner Hartke joined the meeting at 4:37 p.m. Commissioner Rodriguez was absent.

2. PUBLIC COMMENT

Michael Hodges of Hilltop Community Center spoke at length regarding his concerns about the Community Development Block Grant process. Mr. Hodges stated that he feels that the process is unethical and unlawful. Mr. Hodges also asked questions of Community and Housing Services staff regarding the application and scoring processes, and staff clarified them as requested. Councilor Leavy requested to move item 5.a. to the top of the agenda to allow further discussion. Commissioner Elliot exited the meeting during public comment and for item 5a.

3. COMMUNITY AND HOUSING SERVICES

3.a. Consideration of Resolution 2022-16, Recommending Approval of the 2023 Community Development Block Grant (CDBG) Budget and 2023 Annual Plan

The staff report and recommendation was presented by Teri Downing, Deputy Community Development Director. Teri explained the public notice and application processes, and discussed why staff recommended the applicants for funding. Teri answered several questions from the CDA members regarding the caps and different categories of funding allowed. She also mentioned there was a risk analysis completed by staff that was during the overall scoring of applicants. Chairperson Gorman asked Ms. Downing not to present the risk analysis results.

Chairperson Gorman opened the item for public comment at 5:53 p.m.

Michael Hodges of Hilltop Community Center spoke regarding his concerns about the Community Development Block Grant process. He thanked Grants Administrator Megan McBride for providing guidance to him throughout the application process. He expressed concern about having one person making the recommendation on the budget and that staff was requiring to use the scoring in the application. He went on to say that he felt he had been scored differently as another agency even though

they had the same answers to the questions. He indicated that he had not seen the risk analysis and that he felt that the process was not open and transparent.

Markese Terrell spoke in favor of Hilltop Community Center's CDBG application. He stated that he also has a shared interest in assisting the youth in the Merrill and Hackett neighborhoods. Mr. Terrell encouraged applicants to also consider applying for American Rescue Plan Act (ARPA) funds.

Tammie King-Johnson of Family Promise of Greater Beloit thanked the CDA Board for considering her organization's request for funding, and stressed the importance and impact the receipt of Family Promise's full funding request would have on her organization's operations. She indicated that the CDA should take into consideration the size of an agency's budget when making funding decisions. She stressed that those larger agencies have more ability to absorb a reduction in funding than agencies of the size of Family Promise.

John Pfleiderer of Family Services of Southern Wisconsin and Northern Illinois thanked the CDA Board for considering his organization's funding application. Mr. Pfleiderer discussed the challenges of staying in compliance with CDBG regulations once an organization is funded. He also suggested that organizations that have received CDBG funding in the past could mentor first-time applicants and CDBG recipients to help them remain in compliance.

Donald Grundy thanked Councilor Leavy for allowing applicants to speak, and for restructuring the meeting. Mr. Grundy spoke in support of Hilltop Community Center's CDBG application.

Councilor Leavy proposed a modification of the budget that included funds for Hilltop Community Center, Doris Wiles Center of Hope, and additional dollars for Family Promise and reduced funding a number of the other agencies to accommodate those changes. Councilor Forbeck proposed a slightly different modification of the budget. Motion to approve the resolution with the amended 2023 CDBG budget proposed by Councilor Leavy was made by Councilor Leavy and seconded by Councilor Forbeck. Motion was approved (3-1).

3.b. Consideration of Resolution 2022-17 Recommending Approval of the 2023 Home Investment Partnership (HOME) Program Budget

The staff report and recommendation was presented by Julie Christensen, Executive Director of the CDA.

Motion was made by Chairperson Gorman and seconded by Councilor Leavy to approve the resolution. Motion was approved, voice vote (4-0).

4. **MINUTES**

4.a. **Consideration of the minutes of the regular Community Development Authority meeting held on August 24, 2022**

Motion was made by Chairperson Gorman and seconded by Councilor Leavy to approve the minutes. Motion was approved, voice vote (4-0).

5. **BELOIT HOUSING AUTHORITY**

5.a. **Presentation of the August Activity Report**

The August Activity Report was presented by Clinton Cole, Director of the Beloit Housing Authority (BHA).

5.b. **Consideration of Resolution 2022-11 Awarding Contract for Public Housing Unit Repair**

Clinton Cole, Director of BHA, presented the staff report. Motion to approve was made by Councilor Leavy and seconded by Commissioner Hartke. Motion was approved, voice vote (4-0).

5.c. **Public Hearing and Consideration of Resolution 2022-12 Approving Revisions to Beloit Housing Authority's Housing Choice Voucher Administrative Plan**

Chairperson Gorman opened the Public Hearing at 6:47 p.m. No public comments were made at the meeting or received by BHA during the public comment period. Chairperson Gorman closed the Public Hearing at 6:48 p.m. The item was laid over until the next meeting.

5.d. **Consideration of Resolution 2022-13 Approving Beloit Housing Authority's Family Self-Sufficiency Action Plan**

Clinton Cole, Director of BHA, presented the staff report. Motion to approve was made by Councilor Forbeck and seconded by Chairperson Gorman. Motion was approved, voice vote (4-0).

5.e. **Public Hearing and Consideration of Resolution 2022-14 Approving the Beloit Housing Authority's 2023 Annual Plan**

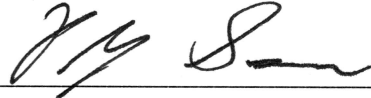
Chairperson Gorman opened the Public Hearing at 6:55 p.m. No public comments were made at the meeting or received by BHA during the public comment period. Chairperson Gorman closed the Public Hearing at 6:56 p.m. Clinton Cole, Director of BHA, presented the staff report. Motion to approve was made by Councilor Forbeck and seconded by Councilor Leavy. Motion was approved, voice vote (4-0).

5.f. **Consideration of Resolution 2022-15, Authorizing the Beloit Housing Authority to Apply for a Family Self-Sufficiency (FSS) Program Grant**

Clinton Cole, Director of BHA, presented the staff report. Motion to approve was made by Chairperson Gorman and seconded by Commissioner Hartke. Motion was approved, voice vote (4-0).

5. **Adjournment**

Motion was made by Chairperson Gorman and seconded by Councilor Forbeck to adjourn the meeting at 7:03 p.m. Motion was approved, voice vote (4-0).

A handwritten signature in black ink, appearing to read "P. Gorman", written above a horizontal line.

Philip Gorman, Chairperson