



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Final Community Development Committee

*Mayor John Dickert, Alderman Gregory Holding,  
Alderman Q.A. Shakoor II, Alderperson Sandy Weidner,  
Alderman Terry McCarthy, Alderman Jim Kaplan,  
Alderman Henry Perez,  
Anna Clementi, Joey LeGath, Sharon Campbell  
Shana Henderson, Tony MartinezVictor Frasher*

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Monday, April 28, 2014

6:00 PM

City Hall, Room 205

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### Call To Order

*Mayor Dickert called the meeting to order at 6:00 p.m.*

*PRESENT: 9 - John Dickert, Jim Kaplan, Q.A. Shakoor, II, Henry Perez, Ray DeHahn, Shana Henderson, Joey LeGath, Anna Clementi, Victor Frasher*

*EXCUSED: 3 - Greg Holding, Tony Martinez, Sharon Campbell*

Others present:

*Brian O'Connell, Director of City Development  
Dee Schultz, Community Development Compliance Specialist  
Jeff Vitton, Community Development Program Specialist  
Zeke Leo, RK CAA Community Service Coordinator*

### Approval of Minutes for the March 3, 2014 Meeting.

**A motion was made by Alderman Shakoor, II, seconded by Alderman DeHahn, to approve the meeting minutes of March 3, 2014, as submitted. The motion PASSED by a voice vote.**

[14-9920](#)

**Subject:** Request by the Racine/Kenosha Community Action Agency to extend the period for completion of its Tenant-Based Rent Assistance contract. (Res. No. 14-0199)

**Recommendation of the Community Development Committee on 4-28-14:** That the request of the Racine/Kenosha Community Action Agency for an extension of its contract for the Tenant-Based Rent Assistance program through November 2014 be approved.

**Fiscal Note:** The contract will be amended to extend the time for completion. The amount of the grant for the program will remain unchanged.

**Attachments:** [RK CAA Request](#)

*Director O'Connell introduced the item, stating that this was an extension of a*

*previously approved HOME contract. The request is to extend the contract to November of 2014, so that RK CAA can continue to provide to tenant-based rental assistance to 20 families under contract.*

*Alderman Kaplan inquired if the why the contract needed to be extended.*

*Mayor Dickert recognized Zeke Leo from RK CAA.*

*Mr. Leo explained that there was some staff turnover that delayed the implementation of the project. He also explained that there were 20 families under 12-month leases that expired in November, which is why RK CAA was asking to extend the contract until November. Mr. Leo mentioned a potential shortage of funds for program administration.*

*Further discussion ensued.*

**A motion was made by Alderman Shakoor, II, seconded by Alderman DeHahn to recommend approval of the request by Racine/Kenosha Community Action Agency to extend the period for completion of its Tenant-Based Rent Assistance contract. The motion PASSED by a voice vote.**

[14-9964](#)

**Subject:** Request that the Local Option CDBG funds be approved to fill a shortfall in the 2014 CDBG Grant. (Res. No. 14-0200)

**Recommendation of the Community Development Committee on 4-28-14:** That the request of the Director of City Development that Local Option funds be used to fill a shortfall in the 2014 CDBG grant be approved so that the allocations on the table attached to item 14-9964 are fully funded.

Further recommends that the unanticipated additional Emergency Solutions Grant funding received by the city be allocated to United Way of Racine County as shown on the table attached to item 14-9964.

**Fiscal Note:** \$129,974 in Local Option funds will be used to fill the shortfall. There are sufficient funds in the Local Option account. The city's Emergency Solutions Grant is \$20,021 more than expected. United Way is the fiscal agent for Racine's consortium of providers of shelter and services to the homeless. United Way will allocate the additional funds consistent with the consortium's grant application for the funds.

**Attachments:** [2014 LOF CDBG Request](#)  
[2014 CDBG ESG Allo Apr-14 Final](#)

*Director O'Connell introduced the item. O'Connell explained that the Committee members had at their December meeting discussed using the Local Options/Contingency Fund to fill any shortfall from the US Department of Housing and Urban Development. He continued that the shortfall from HUD for the City of Racine CDBG allocation was 8.7 percent, even though the overall cut to the HUD CDBG program nationally was only 1.7 percent. Director O'Connell further explained*

*that HUD's usage of the American Community Survey along with additional communities becoming eligible for CDBG Entitlement funding meant that Racine was disproportionately affected in the CDBG entitlement formula calculation.*

*The total shortfall to be covered from the Local Options/Contingency Fund is \$129,974. O'Connell stated that the Local Options/Contingency Fund had sufficient funds available to cover the shortfall. The fund would have a balance remaining of approximately \$400,000 after approval this request. He also noted that the request from LandQuest to use \$35,000 in CDBG funding was being re-directed to the 2012 HOME dollars and would be covered in agenda item 14-10087. He directed the committee members' attention to the table attached to the agenda item for the specific amounts awarded to agencies and city departments.*

*Alderman Perez inquired where the monies from the Local Options/Contingency Fund originated.*

*Director O'Connell replied there were recaptured funds from projects that did not get off the ground or from projects that under-spent. He explained that it was policy to keep 10% of the annual CDBG allocation in reserve for when approved CDBG projects have shortfalls in funding.*

*Mayor Dickert continued that the Local Option/Contingency Fund is an emergency reserve that is to be used for approved CDBG items.*

**A motion was made by Mr. LeGath, seconded by Alderman Shakoor, II, to recommend approval of the request that the Local Option/Contingency Fund be used to fill the shortfall in the 2014 CDBG Grant. Alderman DeHahn motioned to amend the request as follows: Motion to approve the request that the Local Option/Contingency Fund be used to fill a shortfall in the 2014 CDBG Grant and to allocate the additional ESG funds to United Way. Mr. LeGath and Ald. Shakoor accepted this as a friendly amendment. The motion PASSED by a voice vote.**

[14-10087](#)

**Subject:** (Direct Referral) Request to use HOME Investment Partnerships Grant funds in place of Community Development Block Grant funds for the 614 Ninth Street Renovation project. (Res. No. 14-0333)

**Recommendation of the Community Development Committee on 7-16-14:** That the request of the Department of City Development to use \$56,000 in HOME Investment Partnership Grant funds in place of Community Development Block Grant funds for the 614 Ninth Street Renovation project be approved.

**Fiscal Note:** The renovation of 614 Ninth Street was awarded \$35,000 in CDBG funds in December 2013. To adjust for the shortfall in CDBG funds received from HUD, staff recommended that the project be funded from HOME funds instead and that the grant be increased to \$56,000, the amount originally requested by the applicant. The higher grant will allow exterior work on the property to be undertaken. HOME funds are available for this purpose.

**Attachments:**     [614 Ninth Street Request](#)  
                              [App 18 LQ Rehab](#)

*Director O'Connell introduced the item. He explained that this was in effect a continuation of Item 14-9964. The renovation of this three-unit house by LandQuest was approved for a 2014 CDBG allocation in December of 2013. Recently, staff was made aware by HUD that there were unused funds from the 2012 allocation of HOME funds. To preserve the 2014 CDBG funding, staff is recommending that 2012 HOME funds be used for this project instead. Specialist Vitton was asked to pass around photos of the property to the Committee.*

*O'Connell further explained that staff had met with developer for LandQuest to modify the project, so more neighborhood impact would be had with this project. This has resulted in an increase of the project funds request to \$65,000 in HOME funds as opposed the previously approved \$35,000 in CDBG funding.*

*Motion was made by Alderman DeHahn to approve the request to use HOME Investment Partnership grant funds in place of CDBG funds for the 614 Ninth Street Renovation Project; there was no second from the floor.*

*Alderman Shakoor, II asked Specialist Vitton for clarification on what would be included in the additional funding.*

*Specialist Vitton replied that there was an increased focus on curb appeal for instance by using a higher quality siding. He further explained that the total project cost would be \$154,000.*

*Mayor Dickert asked for additional detail on the project.*

*Alderman Shakoor, II expressed he would like a budget and perhaps blueprints.*

**A motion was made by Alderman Shakoor, seconded by Alderman DeHahn, to defer the request to use HOME Investment Partnership grant funds in place of CDBG funds for 614 Ninth Street Renovation Project. The motion PASSED by a voice vote.**

## **Adjournment**

*There being no further business, the meeting was adjourned on a motion by Alderman Shakoor, II at 6:51 p.m.*