

MINUTES
of the
WAUKESHA COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT BOARD
OCTOBER 14, 2015

The 302nd meeting of the Waukesha County Community Development Block Grant Board was called to order by Vice-Chair, Reverend Stephen Welch at 3:02 p.m. on Wednesday, October 14, 2015, in room 355 of the Waukesha County Administration Center located at 515 W. Moreland Blvd. in Waukesha, Wisconsin 53188.

Members Present: Doug Bartmann, Joan Francoeur, Terry Jannsen, Larry Nelson, Kathleen Novack, Robyn Turtenwald, Rev. Stephen Welch

Excused Absence: Michele DeYoe, Fred Muenkel, Lillie Wilson, Gilbert Yerke

Staff Present: Kristin Silva, Lori Rutzinski, Christina Brockish, Waukesha County

Guests: Kimberly Haines, Waukesha County Corporation Counsel; Dale Shaver, Waukesha County Parks & Land Use

- I. The meeting was called to order by Vice-Chairman Stephen Welch at 3:02 p.m. with a quorum of the Board present.
- II. On a motion by Larry Nelson and seconded by Kathleen Novack, the minutes from the July 15, 2015 meeting were unanimously approved.
- III. No public or staff comments were heard.
- IV. Kristin Silva reviewed the Financial Status report. Many agencies were able to submit invoices and close out their grants from previous years.

On a motion by Terry Jannsen and seconded by Doug Bartmann, the Board unanimously approved moving \$5000 from the 2012 City of Brookfield – Building Façade and \$171.49 from the 2013 City of Waukesha – Landmark Paint & Repair to unallocated. .

- V. The City of Waukesha has requested a boundary extension for their 2015 \$15,000 Façade Grant. In their 2015 application, they extended the Eastern boundaries to include the Main Street Gateway out to Hartwell to assist businesses along that corridor. The City would like to modify the boundaries to the St. Paul Gateway out to Prairie which is in the West Side NRSA.

After a discussion by the Board, on a motion by Joan Francoeur and seconded by Larry Nelson, the Board unanimously approved extending the boundaries to the St. Paul Gateway to assist businesses with their Facades.

- VI. Kristin reported on the progress of the Mutual Cooperation Agreements that were mailed to communities in July. Communities must sign the agreements to be eligible to receive HOME and CDBG funds. She stated that there were many agreements still outstanding and some of the communities have expressed their concerns on committing to the Fair Housing options. The Board discussed the repercussions if communities do not sign on, the citizens in those communities would not be eligible for HOME funds including downpayment assistance and rehab, as well as access to agencies that are funded with CDBG dollars. Larry suggested we contact the non-profit agencies to let them know the significance of the agreements in hopes that they will encourage the communities.

Board members are encouraged to contact officials. Staff will continue to follow up with the communities and will report on the progress at the next Board meeting.

- VII. Kristin discussed the recent events that have been taking place with Hebron House of Hospitality, Inc. In August, Hebron House announced they were selling the Hillside/Gander apartments on Cliff Alex Court in Waukesha and that they had an accepted offer. Hebron House received project-based vouchers until 2012 when HUD determined the vouchers were not issued correctly. Since the vouchers were taken away, the project has been operating at a loss for Hebron House. HUD, HOME and CDBG money was used to purchase the properties in 2002 and Hebron House received additional CDBG money in 2014 for rehabilitation. The CDBG rules do not allow an agency to rehabilitate a project and then turn around to sell for a profit, so Waukesha County will receive all of the proceeds after HUD is paid back thus eliminating all proceeds to Hebron House. If the sale of the property moves forward, it could displace some of the most vulnerable residents. Unfortunately, Hebron House handled the sale poorly and began an eviction of the tenants that was illegal. They have since rescinded the evictions; however, the evictions will remain on the tenants' records which could put them at a greater risk of finding future housing. Kristin met with Hebron House and other funders in the area to discuss solutions to Hebron House's money shortfalls. Dale Shaver, Director of the Waukesha County Parks & Land Use, was present to discuss the next steps. All parties at the meeting agreed that an outside agency should come in and perform a thorough financial review to determine if best practices are in place. Once there is a clear understanding of the finances and practices, a determination will be made on how to proceed. Kristin will provide an update at the next Board meeting.
- VIII. Kristin stated she is finishing a final draft of the Annual Action Plan and will email it to the Board when it is completed. The plan is required by HUD and outlines how the CDBG funds will be used in 2016. The Board will vote on the plan at the November Board meeting.
- IX. On a motion by Robyn Turtenwald and seconded by Kathleen, the meeting was adjourned at 4:16 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rev. Stephen W. Welch".

Reverend Stephen Welch