

MINUTES  
of the  
WAUKESHA COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT BOARD  
September 14, 2016

The 313th meeting of the Waukesha County Community Development Block Grant Board was called to order by the Board Chair, Gilbert Yerke at 3:01 p.m. on Wednesday, September 14, 2016, in room 355 of the Waukesha County Administration Center located at 515 W. Moreland Blvd. in Waukesha, Wisconsin 53188.

Members Present: Doug Bartmann, Michele DeYoe, Joan Francoeur, Terry Janssen, Larry Nelson, Kathleen Novack, Rev. Stephen Welch, Lillie Wilson, Charles Wood, Gilbert Yerke

Excused Absence: Fred Muenkel, Robyn Turtenwald

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

Guests: Jennifer Andrews, City of Waukesha; Diane McGeen, Habitat for Humanity

- I. The meeting was called to order by Chairman Gilbert Yerke at 3:01 p.m. with a quorum of the Board present.
- II. On a motion by Michele DeYoe and seconded by Stephen Welch, the minutes from the July 13, 2016 Board meeting were unanimously approved.
- III. Kristin Silva introduced County Board Supervisor Chuck Wood as the newest Board member. October will be Gilbert's last meeting; a new Board Chair will be selected by the County Executive.

Kristin is a member of the Housing Action Coalition Board and one of the issues they are dealing with now is the homeless shelter overflow for the winter months. Hebron House did not receive funding for the Outside-In program which was the only model for the overflow shelter. Kristin is working on the overflow committee to address this need and there may be a funding request to the CDBG Board in the near future. The Northview site, which was used in previous years, will be revisited.

- IV. The financial status report was reviewed. Kristin and Christina Brockish met with Dennis Cerreta at the Museum. Dennis expects this project to break ground in the spring or summer of 2017.
- V. Several projects will not be moving forward and the sub grantees have decided to return the money.

On a motion by Michele and seconded by Doug Bartmann, the Board unanimously approved reallocating the 2015/2016 Menomonee Falls – Bug Line Trail in the amount of \$44,400 to unallocated.

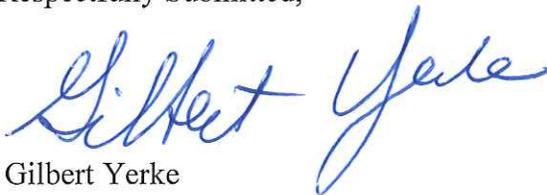
On a motion by Larry Nelson and seconded by Terry Janssen, the Board unanimously approved reallocating the 2015/16 Menomonee Falls – Bike Rack & Bench Installation in the amount of \$20,000 to unallocated.

On a motion by Stephen and seconded by Kathleen Novack, the Board unanimously approved reallocating the 2015/16 Village of Nashotah – Village Hall ADA Access Entry in the amount of \$23,000 to unallocated.

On a motion by Lillie Wilson and seconded by Michele, the Board unanimously approved reallocating the 2015 Hebron House of Hospitality – Capital Project in the amount of \$77,930 to unallocated.

- VI. Jennifer Andrews from the City of Waukesha and Diane McGeen from Habitat for Humanity were present to discuss the Whiterock/Main Street grant. The City would like to partner with Habitat for Humanity to purchase two lots for \$121,000 and divide them into three lots to build homes for low-to-moderate income families. Jennifer requested that the mortgages be ½ of the grant and that amount would be recovered by CDBG if the homes were sold. There was a discussion about the value of the land being acquired. The CDBG Board requested an appraisal on the land. On a motion by Steve and seconded by Larry, the Board unanimously approved the City of Waukesha to use the Whiterock/Main Street grant to purchase the two lots at no more than the appraised value with ½ of the appraised value to be forgiven as a developer subsidy and ½ of the appraised value will pass on as a second mortgage to the homeowner with 0% interest, no monthly payments, and payable at the sale of the home.
- VII. Kristin spoke with a HUD representative at the last monitoring visit and they discussed the focus of a NRSA. The HUD representative stressed the importance of job creation and employment as the main drivers in a NRSA. Kristin will provide information from HUD and will provide the strategic plans for each NRSA to the October Board meeting.
- VIII. Kristin asked the Board to complete a spreadsheet rating their application priorities; these will be used to score 2018 applications. The Board should submit their priorities score sheet by 9/30/16 and will be discussed at the October Board meeting.
- IX. The 2017 Annual Action Plan Draft is almost finished. There will be a 30-day public comment period from 9/20/16 to 10/19/16 and a public hearing on 10/13/16 at 10:00 a.m. in room AC355/59. The Draft will be available on the Community Development web page by 9/20/16.
- X. On a motion by Doug and seconded by Terry, the meeting was adjourned at 4:15 p.m.

Respectfully Submitted,



Gilbert Yerke  
Board Chair