Agenda
Community Development Block Grant Meeting
Municipal Building, 625 52nd Street- Room 202, Kenosha, WI
Tuesday, October 1, 2019
5:30 pm

Alderperson Anthony Kennedy, Chairperson
Alderperson Dave Paff, Vice-Chairperson
Aldersperson Curt Wilson

Committee Member Veronica Flores
Committee Member Ron Frederick
Committee Member Scott Haraty
Committee Member Lydia Spottswood

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes of the Meeting held September 23, 2019.

1. Project Funding under the 2020 Community Development Block Grant Program

Committee Member's Comments

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.
COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
Minutes
September 23, 2019

MEMBERS PRESENT: Alderperson Anthony Kennedy, Alderperson David Paff, Alderperson Curt Wilson, Veronica Flores, Ronald Frederick, Scott Haraty and Lydia Spottswood

STAFF PRESENT: Anthony Geliche

The meeting was called to order at 5:00 pm. by Alderperson Kennedy and roll call was taken.

A motion was made by Alderperson Wilson and seconded by Alderperson Paff to approve the minutes of the July 22, 2019 meeting. The motion passed. (Ayes 7, Noes 0)

Citizens comments were opened.

Raymond Cameron, 5313 20th Avenue spoke regarding the homeless. There are more homeless people hanging around downtown. Mr. Cameron would like to see additional ways to address the increased number of homeless people. Possibly open more shelters in the empty buildings downtown.

Citizens comments were closed.

1. Consideration of Proposals for Funding under the 2020 Community Development Block Grant Program.

   Applicant: City of Kenosha
   Project: Street Improvements
   Request: $275,000.00

Brian Cater, Public Works Deputy Director was the representative. The funds would be used to make road improvements to substandard roads within the City’s Reinvestment Neighborhood.

Question: Do you have a map to show these areas?

Answer: I did not include a map. There are more roads that need work that are not funded in the CIP.

Question: Why did the other funding fall off the table and why is the City asking for a lot more money this year?

Answer: A few years ago the City did not ask for money for Street Improvements because the City had asked for money for the Fire Station Loan Repayment. There is $275,000 available because the Section 108 Loan repayment did not start until 2019 and only $110,000 is needed for 2020.

Question: How do you decide which roads get paved? Do the moderate areas get paved before the lower income areas?
Low and moderate income are not factors when deciding which roads are paved first. Roads are rated every two years. They are ranked 0-10. Zero is like gravel roads and ten is newer roads. We pick the roads in the 0-3 range. Our staff will come up with a list of these roads that need to be paved and work with Administration to finalize the list.

Would the drains, and or sewers be replaced when paving the roads and if so would the Citizens be taxed?

Citizens can not be special assessed when using CDBG funds.

Are the street lights and other items included in the street repair?

They would not be included in the street repair. When we are out there and notice a light that needs to be fixed, we would send the appropriate staff to repair it. These funds are for paving, resurfacing, replace curb & gutter, and possibly sidewalks.

Are you going to assess the sidewalks and send notices out to the homeowners?

During the street repairs the City will not replace the sidewalks. We would probably replace and assess the sidewalks 1-2 years later.

Is the City exempt from getting funds from additional programs?

Additional funds would come from the CIP.

What is the cost for a linear foot of road?

About $500-$600 per foot for resurfacing.

Who decided to go light on the Section Account 108 Loan Repayment?

We are only able to make the exact payment amount and not prepay.

Applicant: Women's Horizons
Project: Legal Advocacy
Request: $25,000.00

Diana Newton, Executive Director, Janet, and Heather Busey were the representatives. The funds will be used to support the salary and fringe benefits of our full-time Legal Program coordinator.

How has the program changed since last year?

The program has not changed. Therapy and Legal services are always needed.

Where do you believe the support is needed in the future?

There has been an increase in extremely low income clients needing help with the court process and filling papers with our agency. Criminal cases have become more complicated. We serve about 3,000 victims.
per year. Usually the victim prefers to work with the advocate.

Question: On the Annual report Exhibit F, where do we find our impact to the clients?
Answer: It is located under grants in the total services for the hours and total client contacts.

Question: I see there is Salem Lakes victims assisted on this list. Who pays for this?
Answer: VOCA pays for this.

Question: Is it in these numbers?
Answer: No

Question: Are there plans to diversify the budget/funding sources?
Answer: Janet’s position is diversified in three ways. It can be difficult to split it in too many ways. We are always trying to look for new funding. VOCA is stagnant for 8 years.

The Committee took a 5 minute recess.

Applicant: ELCA Outreach Center
Project: Employment
Request: $22,000.00

Megan Burgess, and Miles Heartly Legal Advisor, Karl Erickson, Executive Director were the representatives.

Question: Can you put in kind dollar amount on all the legal work/advise you have done in one year?
Answer: It is about 6 hours a month, multiplied by $275/hour, multiplied by 12 months.

Question: Have you seen an increase in a certain minority group?
Answer: For the past five years it has been about the same amount of minorities.

Question: Do you record new clients from other states needing assistance?
Answer: There is not a spreadsheet for clients from other states. The attorneys only help with Wisconsin cases.

Question: Who is eligible for this program?
Answer: Anyone who calls or comes in. Sometimes the Court House refers people too.
Applicant: Kenosha YMCA  
Project: Frank Neighborhood Achievers  
Request: $35,000.00

Cindy Altergott, Executive Director, Gabby Ruiz, Janis, Chris Finkel and Frank School Staff were the representatives. The funds will be used to pay the salaries of direct program staff and purchase supplies utilized by the kids and families in the program.

Question: Any indication that Unified will provide Social Progress Emotional support at other schools?
Answer: This program actually started today at Brass School. Throughout the day the school is working on different techniques with the kids. One technique is a breathing exercise to relax them and calm them down.

Question: Are parents involved in the emotional learning or are they provided with a guide to assist with what the kids are learning at school?
Answer: Each day the parents are shown a positive sheet when their child achieves the new technique that were taught.

Question: Is there a newsletter given to the parents?
Answer: Yes.

Question: What is the attendance like after the Pastor had left the program?
Answer: The program has changed a little bit. We are actually just servicing the school families. The numbers have gone up significantly with more participants.

Question: What is the number of children that would be served daily?
Answer: We are currently at 92 children per day.

Question: What number of participants do you have to provide records for if you are approved?
Answer: If fully funded 50 kids with their results.

Question: Where does the goal of 60% come from?
Answer: YMCA participants exceeded the growth in learning number from what was the Principal’s expectation for the entire school.

Applicant: Kenosha Literacy Council  
Project: Literacy at Work  
Request: $34,000.00

Cheryl Hernandez, Executive Director, John Hogan, Board member and a family were the representatives. The funds would be used to pay for staff to enroll new students, train tutors, and implement a standardized testing procedure.
Question: Ms. Maria how did you hear of the Literacy Program?
Answer: I heard of them through a friend.
Question: Would you recommend this program to others?
Answer: Yes I would recommend them.
Question: How many hours or dollar amount do you think would be for the volunteer time?
Answer: It is estimated about $175,000 worth of volunteer time.

The Committee took a 5 minute recess.

Applicant: Kenosha Achievement Center
Project: Transportation Security Cameras
Request: $10,320.00

Kristie Matteau, Director of HR and Foundation Relations. The funding is to purchase on board security cameras for 11 vehicles.

Question: Are the cameras live?
Answer: They are WiFi adaptable and we review the feeds afterwards.
Question: Where are the cameras mounted?
Answer: Most of the cameras are rear facing to be able to see the passenger. We want to add one in the front to see outside.
Question: Do these cameras provide audio and video?
Answer: Yes.
Question: Have you received funding in the past because on the application you had marked no?
Answer: Yes we have received funding in the past just not for this item.
Question: What is the age and mileage of the vehicles?
Answer: Currently there are 4 vehicles and will have 7 more by 2020.

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<tr>
<th>Year</th>
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<tr>
<td>2011</td>
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<tr>
<td>2013</td>
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<td>2017</td>
<td>7,000 Miles</td>
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<tr>
<td>2017</td>
<td>5,000 Miles</td>
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</tbody>
</table>
Question: Why are you asking for 90% of funding?
Answer: We thought it was a low amount to ask for. We have tried for other funding sources but have been unsuccessful. KAC will contribute towards the installation.

The Committee took a 5 minute recess.

**Applicant:** Boys and Girls Club  
**Project:** BGCK Teen Center & Transportation  
**Request:** $18,350.00

Jake McGhee was the representative. The funds would support the Teen Center transportation initiative in an effort to eliminate transportation barriers facing our teens.

**Question:** Can the monitoring portion between the center and downtown be extended?  
**Answer:** It is best to have staff monitor the kids on the bus. Staff is only to go from Boys and Girls Club to the downtown bus stop.

**Question:** Is it correct $66,000 for staff funding?  
**Answer:** The number of kids per day has increased by 40-50 kids. The additional hours are for part time and full time staff, supervision on the bus, tokens, and teen center staff. There will be a rotation of staff supervising the bus.

**Question:** Will the staff member on the bus be clearly identified?  
**Answer:** Yes the staff will be in their Boys and Girls Club shirt.

The Committee took a 10 minute recess.

**Applicant:** Shalom Center of Interfaith Network of Kenosha County INC.  
**Project:** Case Management Expansion  
**Request:** $17,000.00

Tamarra Coleman, Executive Director, Dusten Beth, Development Director were the representatives. The funds would be used to support Shalom Center’s Case Management Program.

**Question:** What is the main life area a case manager would impact upon?  
**Answer:** Guidance, support, and other needs for the individual are the main life areas for a case manager. During intake the individual is assessed to see other additional needs and resources they may need. A case manager would help with the immediate needs.

**Question:** Is there enough room at your current location to expand the facility in the future for Phase II?  
**Answer:** Yes we have more room to grow and other real estate too.
Question: Is their a housing specialist working with people who came here from Chicago/Milwaukee?

Answer: The housing specialist is funded through federal grants. They are working to make sure these individuals are rehoused where they are from.

Applicant: Kenosha Area Family & Aging Services
Project: Volunteer Transportation
Request: $5,000.00

Jack Ray, Transportation Manager was the representative. The funds would be used to keep the fares as low as possible, and reduced fares.

Question: What is the mileage reimbursement amount?
Answer: It is $0.42 per mile and has been this amount since 2008.

Question: Any plans to increase the reimbursement amount?
Answer: No.

Question: How many volunteer drivers do you have?
Answer: We currently have 40 drivers which is low.

The Committee took a 5 minute recess.

Applicant: Kenosha Creative Space
Project: School Outreach Program
Request: $30,000.00

Francisco Loyola was the representative. The funds will help implement the expansion of our programming to include students from Kenosha's inner-city families who are exceptionally challenged by lack of economic opportunities.

Question: Reviewing the numbers provided, the revenues $70,500 minus $30,000 CDBG = $40,500. Is this close to last years amount?
Answer: I believe the numbers are close. I will get back to the Committee with the exact numbers.

Question: Are you having three programs? On the application it is actually showing four programs.
Answer: It is actually three programs. One of those listed is combined with another program.

Question: Is Hub a new music program?
Answer: Hub is a traveling group not a program.
Does Creative Space work with a lot of traveling bands?
We try connecting with traveling bands. Some of the traveling bands are referred to us.

Do you have KUSD level of support?
Yes

Does the Principal at Frank have the authority to enter into this agreement?
I am not sure. You would have to ask the principal. I believe they do because we have been working with them on this program for a year now.

Do you feel you have strong support from KUSD as the other schools?
Yes we do have the same support from Frank School.

How do you envision students coming to the exhibits?
The YMCA, and the teachers brought these students to us. We are trying to create our own program.

If you partner with Frank School would you go there or would the students come to you?
I believe the kids would be more comfortable coming here out of the learning setting.

How would they get there?
I am trying to work with YMCA to provide transportation.

Applicant: The Alano Club of Kenosha, Wisconsin Inc.
Project: Roof Repair Project
Request: $35,615.00

Al Santos, President, Priscilla Santos, Vice President, Dan Totts, Financial Secretary were the representatives. The funding would be used for a roof repair project.

When did this business start at this location?
It started in 1962.

Do you think all the changes in downtown would effect your business?
No, there will always be bars nearby. People will still come and they do not hide from their problems.

How solid are the bids?
We have three companies that explained to us what is needed for the repair.

Question: Are they sealed bids?

Answer: Yes they are sealed bids. We would do a Sealed Bid process, these were estimates for the application.

**Applicant:** WWBIC  
**Project:** Micro-Enterprise  
**Request:** $100,000.00

Donna Maldanado, Barb Kuhney were the representatives. The funding would be used for supporting the 20 clients in WWBIC’s City of Kenosha CDBG Revolving Loan fund. Also it would provide technical assistance to other entrepreneurs in the process of starting, expanding or strengthening a business.

Question: In the past year how many jobs were created or businesses that were assisted in Kenosha from CDBG funding?

Answer: In 2018 to present a total of 38 jobs have been created.

Question: In two years you have received or asked for $200,000 for 42 jobs?

Answer: It is actually 38 jobs that were created through the education program. All of them are in the City of Kenosha. In 2018 there are 7 loans for $25,000. $75,000 is currently available because of the payments made monthly for the CDBG revolving loan. It is about $3600 a month in payments we receive. The amount increases because there are more loans and they are performing.

Question: Any specific type of company you target?

Answer: No specific type of company.

Questions: Any restrictions for the applicants?

Answer: Yes, we fund Micro-Enterprise, 5 or fewer people including the owner, and more for technical assistance loans.

Question: Does the City track the durability of Micro-Enterprise?

Answer: In the last 5 years only 1-2 loans could not perform in the repayment stage and closed.

**Applicant:** City of Kenosha  
**Project:** Elimination of Blighted Structures  
**Request:** $100,000.00

Tony Geliche was the representative. The funds would be used to remove substandard structures to increase the economic viability.
Question: Removing the blighted structures is that similar to what Redevelopment Authority is doing?
Answer: Yes we can use these funds to help raze the Redevelopment Authority properties if needed.

Question: How is the City determining the blighted structures?
Answer: Properties get orders from the City to repair or raze the structure. If they do not comply funding from Capital Improvement Program or Federal funds are used to raze the structure. The City puts a lien on the property. We sometimes get the property back from the County through tax deed after it is razed.

Question: Does it cost $100,000 to raze 3-4 structures?
Answer: Larger structures cost about $30,000-$40,000.

Question: For a two story building it could be closer to $35,000. Is the foundation removal included in this cost?
Answer: The cost includes asbestos testing, asbestos removal, raze of the structure, removal of the foundation, gas, electric, water, and then seed, and grade the site.

Question: Is there a restriction on the amount asked to remove blighted structures?
Answer: We would like to stay around $100,000.

Applicant: City of Kenosha
Project: Emergency Repair Grant Program
Request: $100,000.00

Tony Geliche was the representative. The funding would be used to provide grants to homeowners to make the repairs needed.

Question: Is there income restrictions for grants?
Answer: The homeowner has to be low to moderate income.

Applicant: City of Kenosha
Project: Program Administration/Comprehensive Planning
Request: $217,517.00

Tony Geliche was the representative. Comprehensive Planning efforts allow for the undertaking of neighborhood plans, small area plans, and development of the CIP. As well as Administration of the CDBG Program.
Commissioner Comments:

Mr. Haraty stated people that were in front of the Committee either were not the correct individual or they were not prepared for the questions. He inquired if anyone else had seen this too.

Ms. Flores would like to see the applicants know the numbers that were in the report for when the staff asked them the questions.

Ms. Spottswood would like more information from the applicants that they were unable to provide. They were not prepared.

Mr. Frederick supports WWBIC. For many years they support small local businesses like Robin’s Nest as a good example. They are a valuable resource for upcoming businesses.

Alderperson Paff would like to thank the applicants for all their hard work they put into the applications.

Mr. Haraty asked if they could recommend more money for blighted structures?

Mr. Geliche said they are able to recommend however they wanted to.

Ms. Spottswood stated the City and Non Profit request were $76,455 above available CDBG Funds.

Mr. Geliche said that seemed correct. (Note: The actual difference is $47,283)

A motion to adjourn was made by Mr. Frederick and seconded by Alderperson Wilson. The motion passed. (Ayes 7, Noes 0). The meeting adjourned at 8:19 pm.

Certification that the minutes have been approved by the Community Development Block Grant Committee.

Jeffrey B. Labahn, Director of Community Development & Inspections
Meeting Minutes Prepared by: Courtney Dorado, Community Development & Inspections
Hi Tony,

Attached you will find the KCS 2018 Revenue and the Revised budget for our CDBG grant application.

Thank you very much for your help.

Francisco

Kenosha Creative Space, Inc.

STATEMENT OF ACTIVITY

January - December 2018

<table>
<thead>
<tr>
<th>Revenue</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-1010 Donations - Cash (Unrestricted)</td>
<td>5,701.63</td>
</tr>
<tr>
<td>4-1020 Donations - In Kind</td>
<td>22,330.00</td>
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<tr>
<td>4-2000 Fundraising (Unrestricted)</td>
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<tr>
<td>4-2010 Beach Party</td>
<td>2,994.00</td>
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<td>4-2020 Day of the Dead</td>
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<tr>
<td>Total 4-2000 Fundraising (Unrestricted)</td>
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<tr>
<td>4-2030 Misc Bev Sales from Prog and Fund Events</td>
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<tr>
<td>4-3020 Resident Memberships (Unrestricted)</td>
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<tr>
<td>4-3030 Corporate Sponsorships</td>
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<tr>
<td>4-3050 Individual Sponsorships</td>
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<tr>
<td>4-3060 Grants</td>
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<tr>
<td>4-5000 Miscellaneous Income</td>
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<td>4-5010 Interest Income</td>
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<tr>
<td>4-5020 Room Use Revenue</td>
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<td>Total 4-5000 Miscellaneous Income</td>
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<tr>
<td>4-6000 Create Magazine (Restricted)</td>
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<tr>
<td>Sales of Product Revenue</td>
<td>50.00</td>
</tr>
<tr>
<td>Total Revenue</td>
<td>$86,554.03</td>
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Section 4: Budget

Please complete the entire project budget and demonstrate the ability to cover the cost of implementing the entire project. *(NOTE: THE ENTIRE BUDGET MUST BE SHOWN FOR THE ENTIRE PROJECT)*

### REVENUE:

<table>
<thead>
<tr>
<th>Funding Sources: (List all Funding Sources for the Project)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source: CDBG <strong>ENTER CDBG AMOUNT HERE</strong></td>
<td>$30,000.00</td>
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<tr>
<td>Source: Kloss Foundation</td>
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<tr>
<td>Source: Kenosha Community Foundation</td>
<td>$7,500.00</td>
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<tr>
<td>Source: Kenosha County</td>
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<tr>
<td>Source: Kenosha Area Conventions and Visitors Bureau</td>
<td>$6,000.00</td>
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<tr>
<td>Source: BMO Harris Bank</td>
<td>$5,000.00</td>
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<tr>
<td>Source: Private Donations</td>
<td>$14,000.00</td>
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<td>Source:</td>
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<tr>
<td><strong>TOTAL REVENUE:</strong></td>
<td><strong>$72,500.00</strong></td>
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### EXPENSES:

<table>
<thead>
<tr>
<th>Type of Expense (Salaries, Program Supplies, Utilities, etc.)</th>
<th>CDBG Funds</th>
<th>Other Funds</th>
<th>Total Amount</th>
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<tbody>
<tr>
<td>Expense: Administration Fees</td>
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<td>Expense: Artists and Musicians Stipends</td>
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<td>Expense: Materials and music instruments</td>
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<td>Expense: Marketing Materials</td>
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<td>Expense: Miscellaneous</td>
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<td><strong>TOTAL EXPENSES:</strong></td>
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<td><strong>$42,500.00</strong></td>
<td><strong>$72,500.00</strong></td>
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**TOTAL REVENUE MUST EQUAL TOTAL EXPENSES**

***COST ESTIMATES REQUIRE A MINIMUM OF THREE (3) ESTIMATES***

**NOTE: CDBG WILL NOT FUND 100% OF PROJECT COSTS***