



Meeting Notice

Board of Commission Meeting

Thursday September 15, 2022

1730 W. North Avenue

Conference Board Room A

Milwaukee, WI 53205

5:30pm

If you are unable to attend this meeting, please call Abra Fortson @ 414-906-2720.

**NOTICE is hereby given that the Commission may convene in closed session to consider item (s) above pursuant to Section 19.85 (1) (b), (c), (e), (f), and (g) Wisconsin statutes, and may reconvene in open session to act on items discussed.*

SDC Board of Commission Meeting
September 15, 2022
1730 W. North Avenue
Milwaukee, WI 53206

AGENDA

- | | |
|---|------------------------|
| 1. Call to Order | Chair, Elmer Moore Jr. |
| 2. Roll Call | |
| 3. Compliance with the Open Meetings Law | |
| 4. Public Comments | Information |
| 5. Adoption of the September 15, 2022, Notice & Agenda | Action |
| 6. Adoption of the September 15, 2022, Consent Agenda | Action |
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<i>(Note: Board members may request the removal of items from the consent agenda; the item will then be placed on the regular agenda for discussion and action by the Board of Commission.)</i> | |
| 7. Adoption of the Board of Commission meeting minutes: | Action |
| • Approval of July 21, 2022 Meeting minutes | |
| 8. Chairperson's report – <i>SDC Board Chairman</i> , Elmer Moore Jr. | Information/Action |
| 9. CEO Report – <i>SDC Chief Executive Officer</i> , George P. Hinton | Information/Action |
| • Community Needs Assessment Approval | Action |
| 10. Financial Report – <i>SDC Director of Finance</i> , Patrick Kirslenlohr | Information |
| 11. SD Foundation Update: <i>SD Foundation Chairman</i> , Alicia Smith | Information |
| 12. SD Properties Update – <i>SD Properties Chair</i> , Dr. George P. Hinton | Information |
| 13. Committee Reports: | Action |
| <u>September 2022 Briefing Paper Review:</u> | Action |

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SDC Board of Commission Meeting
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- BP2653
- BP2654
- BP2655
- BP2656
- BP2657
- BP2658
- BP2659
- BP2660
- BP2661
- BP2662
- BP2663
- BP2664
- BP2665

Information Only:

Information

- BP2666

SD Foundation Briefing Papers September 2022:

- BP2667
- BP2668
- BP2669

SD Foundation October Information Only:

None

Program Planning & Public Policy:

14. **Committee on Commission Work** - *SDC Public Policy Manager, Jennifer Harris*

15. **Legal Counsel Report ***

Action

16. **New Business**

Information

17. **Old Business**

Action/Information

18. **Announcements**

Information

19. **Adjournment**

Action

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**Board of Commissioners
Thursday July 21, 2022**

Board Chairman, Elmer Moore Jr. called the July 21, 2022 SDC Board of Commissioners meeting to order at 5:42p

Roll Call:

Present

Elmer Moore Jr.

Carlisa Harris

Terese Caro

Donna Brown-Martin

Marjorie Rucker

Alfred Komolafe

Pardeep Kaleka

Daniel Gomez

Dr. Chia Youyee Vang

Barbara Toles

Kimberly Njoroge

John Jacobs

Excused Absent

Serina Chavez

Nikki Purvis

Vincent J. Bobot

Matthew Boswell

Dr. Valencia Brown

Absent

None

Public Comments

Chair Moore clarified public comment opportunity to the public comments and explained that is the only opportunity for the public to comment.

Commissioner Barbara Toles shared information on how her sorority Sigma Gamma Ro is all about community service. She stated that Sigma Gamma Ro was able to provide scholarships and spend a day in service doing clean ups and landscaping in the community.

A motion was made to adopt the July 21, 2022 Meeting Notice & Agenda by: Donna Brown-Martin. Terese Caro seconded the motion. The motion carried.

A motion was made to Adopt the July 21, 2022 Consent agenda by: Barbara Toles. Kimberly Njoroge seconded the motion. The motion carried.

A motion was made to approval the May 16, 2022 Board of Commissioners meeting minutes by: Daniel Gomez. Donna Brown-Martin seconded the motion. The motion carried

A motion was made to approval the June 19, 2022 Board of Commissioners meeting minutes by: Daniel Gomez. Donna Brown-Martin seconded the motion. The motion carried

Chairperson's report:

Chair Moore commented on The SDC Homebuyer Counseling Program that was happening during the board of commissioner meeting. He noted that it is a very big deal and The Commission should be very proud. He said that the agency needed to make sure that it is intentional about the work that SDC does. He gave congratulations to SDC staff on passing the finish line on getting the program launched.

Chair Moore spoke about the 2023 Retreat to refresh strategic planning and to learn how to be the best board we can be including commissioners training. Board work meaning making sure we understand Robert rules of order and making sure we know our roles and responsibilities.

Chair Moore stated that SDC needed to make sure that we as individuals are voting. He said that we as individuals and as an organization must support the opportunity for those who want to vote are given a chance to vote. He said there is a lot at stake.

SDC as an organization has done well in the past allowing people to do voter registration. As we all know Supreme court blocked for those to have absentee ballot boxes offsite of voting places so it will be more difficult for people to vote.

Ella Dunbar stated SDC has been having voter registration on sight. Collaborating with the city of Milwaukee Election Commission and the League of Women Voters.

Barbara Toles asked if voting is at all SDC sights. Ella answered that only at North Ave. due to capacity of volunteers.

Chair Moore reminds the board that SDC is nonpartisan, but very political.

Chair Moore reported that he met with the President of WISCAP, Brad Paul. He said that it was a very good experience and he realized how SDC has the power to do things that we are not currently doing.

CEO report:

SDC CEO Dr. George Hinton requests for Pamela Johnson Human Resources Director to provide updates on the HR. issues.

This is a tough season and marketplace for labor. Wanted to provide some strategies that SDC are engaging in to make sure we make this one of the preferred places to work.

SDC HR & Program Services Director, Pamela Johnson remarked on how SDC has open 40 plus positions. SDC is actively recruiting and reposting positions every thirty days. States that they have provided an opportunity to have an all staff outing to the zoo to improve retention and as part of SDC strategic planning.

Barbara Toles asked how the 40 plus positions is affecting the agency?

Dr Hinton states that its more so grant positions that need to be field. After his review on grants received and quality SDC is currently playing catch up.

Dr. Hinton spoke on the amount of grants that SDC has received in the year of 2022.

Financial Report:

February 2022 federal assent funds for rental assistance. Over 3 million was sent out the first day. Disbursed amounts ranged from 1.8 to 3.4 million for rental assistance in a course of a month.

First 30 million is almost out. Finance is working with government to receive more funding.

He reviewed the income statement; all levels are reporting at what they should be reporting. SDC doesn't take profit on anything that's why it's a lot of zeros.

Donna Brown-Martin asked if SDC received any funding from the county for homelessness assistance for food or housing?

Patrick states SDC only receives funding from the county for mainly mental health.

Chair Moore questions if cash loan is being taken out to market.

Patrick replied yes.

Chair Moore Questioned how it looking in catching up the audits.

Attorney Hall wanted to comment on Patrick's ability to balance SDC finances. Applauds his awareness and fabulous work being.

Patrick states previously having five open positions to now having three.

Patrick speaks on how the pandemic and how SDC has fell behind on audits. SDC is only three months behind, by the next board meeting the goal is to be a month behind, and the following meeting we should be caught up.

SD Foundation Update:

LaToya Jones SDC Business Services Manager reports SDF is about half way through the donation for the legacy gala. The goal is \$121,000. Currently at \$68,000. Thanks Commissioner Jon Jacobs for his generous donation of \$10,000 through his organization. Also, commissioner Vang for her donation of \$5,000. Position open for a fund development specialist, also looking for auction items.

SD Properties Update:

SDC CEO Dr. George Hinton states South Lincoln Ave. waiting for material to finish off basement. Absolute advantage will be housed there. Location is open and operating.

Committee Reports:

Chair Moore recommends to make RAP work as its own agenda item moving forward. It will live exactly where it is, but it will be the new 14.

Jennifer Harris Policy and Research Manager speaks on RAP being the other half of SDC alongside CAP. She spoke on the collective impact and framework of RAP. She spoke on the core competencies of elected and appointed commissioners. Annual planning aims. She noted that the 2022 Needs assessment report is underway. The mission of the Institute on Poverty and Systemic Racism is to embolden researchers, community, and policy makers to eradicate poverty. We envision that community centric research will drive policy, decision making, and implementation.

Abra Fortson Government Affairs & Executive Support Manager gave a report on Dr. Ladson-Billings community engagement series. She noted that we are working on the training of the community organizers. She said their official name is a work in progress.

Ms. Fortson also noted that SDC is looking to hire a Community Organizer for the 5th district. She said they must be Spanish speaking to qualify.

She provided updates on the 2022 Summit on Poverty, including wanting the attendance numbers to be pre-pandemic numbers.

Legal Counsel Report:

Attorney James Hall states that he has been working with staff on matters in assisting with legal implications, but nothing formal to report. Housekeeping: reminder to the bylaws committee of bylaws proposed and changes to make to insure it's up to date. Worked on commissioner's manual, near final stages, needs to run through committee and marketing for brand standing.

September it will be worked on so that it can be completed by October's meeting. Each year we have to turn in an annual report to the state in terms of the corporate status by SD Properties and SD Foundation. Attorney Hall requested a list of the officers and directors so that he can file the annual report for SD Properties. States that SD Foundation reports itself.

Donna Brown-Martin asked if bylaws need to be completed by October meeting.

Attorney Hall answered by stating, changes and updates don't affect board operations, he said that historically making changes has been procrastinated on and needs to be done.

New Business:

Old Business:

Announcements:

Chair reminds that there will be no meeting in August.

Barbara Toles announced that her 66th birthday is approaching and that she was grateful for that milestone.

Adjournment:

A motion was made to adjourn @ 7:15pm by: Dr. Chia Youyee Vang. Barbara Toles seconded the motion. The motion carried.



September 2022

Briefing Papers for Action/Information

Social Development Commission

BP	Funder	Services/Program	Due Date	Request	Refunding/ New/Continuation
Action Items					
BP2653	Wisconsin Department of Administration	Weatherization Assistance Program	N/A	\$6,034,372	Refunding
BP2654	Dept of Children/Families	Community Services Block Grant	December 1	\$2,106,197	Refunding
BP2655	City of Milwaukee	Milwaukee Emergency Rental Assistance (MERA)	N/A	\$31,000,000	Extension
BP2656	City of Milwaukee – Housing Trust Fund	Pathways to Homeownership	August 12	\$1,039,218	New
BP2657	WISCAP-WIOA	Job Business Development	N/A	\$45,000	New
BP2658	Wisconsin DHS- Bureau on Aging and Disability	Senior Companion Program	TBD	\$83,858	Refunding
BP2659	WI DHS- Bureau on Aging and Disability	Foster Grandparent Program	TBD	\$42,125	Refunding
BP2660	City of Milwaukee CDBG	Neighborhood Improvement Program (NIP)	TBD	\$109,500	Refunding
BP2661	City of Milwaukee HOME	NIP	TBD	\$370,000	Refunding
BP2662	City of Milwaukee CDBG	NSP-18	TBD	\$47,000	Refunding
BP2663	City of Milwaukee CDBG	Milwaukee Builds	TBD	\$100,000	Refunding
BP2664	City of Milwaukee CDBG	Career Training/Job Placement	TBD	\$50,000	Refunding
BP2665	Milwaukee County - MIPPA	Benefits Enrollment	TBD	\$7,600	Refunding
Total				\$41,034,870.00	
Information Only					
BP2666	WISCAP-Associated Bank	Housing Counseling	August 19	\$10,000	
Total				\$10,000.00	

Social Development Foundation

BP	Funder	Services/Program	Due Date	Request	Refunding/ New
Action Items					
BP2667	Potawatomi Foundation	VITA	September 22	\$25,000	Refunding
BP2668	Ferguson Cares	Housing Counseling	January 2023	\$20,000	New
BP2669	Cigna Foundation	Health and Well-Being	September 16	\$100,000	New
Total				\$145,000.00	
Information Only					
Total					

Grant Status 2022

Agent	Total # of requests	Total \$ requested	Total # awarded	Total amount awarded	New awarded	Total pending	Amount pending	Total denied	Amount denied
Agency-wide	64	\$62,304,639	26	\$56,586,070	\$44,645,501	33	\$8,988,384	5	\$135,000
SDF only	24	\$1,585,218	7	\$37,000	\$15,250	12	\$1,406,218	5	\$135,000



Social Development Commission
Pathways from poverty to success

Re: SD Properties Report for Aug
8/31/2022

Milestone:

1. 1730 W North parking lots 1701 and 1729 ADA access completed.
2. ADA compliance reports completed at all locations.
3. Masonry work to completed for 1810 Mural work.

Activities:

1. SDC SW Absolute Advantage HVAC upgrades to be completed in September.
2. SDC SW Absolute Advantage carpet installation to Be completed in September.
3. SDC SW Absolute Advantage furniture to be delivered in September.
4. SDC SW parking lot repairs scheduled for September.
5. 1730 W North parking lots to be repaired in September.
6. SDC NW occupancy permit to be approved 9/8/2022 then the carpet replacement will be scheduled.
7. Getting quotes for a new garage for Teutonia.
8. Working on all location ADA corrections.
9. SDC SW Getting bids to replace all lighting to LED.
10. Getting quotes for a fire panel at SDC NW
11. Waiting for permit for exterior signage at 1730 W North Ave.
12. Seal coating and striping of the SDC SW parking lot.
13. Getting bids for sealing and striping Teutonia parking lot.
14. Getting prices for new parking stops for North avenue parking lots.
15. Getting pricing for used furniture for SDC SDW Absolute Advantage Program.
16. Accepted carpet quote for SDC NW space. Will wait until occupancy permit has been approved.
17. Teutonia elevator replacement in underway. Hope to be completed by the end of September.
18. Waiting on office furniture for SDC SW delivery is scheduled for April.
19. Getting quotes for LED lighting at SDC SW.
20. Getting quotes for new carpet and painting at SDC NW

Challenges:

1. Working to comply with CDC COVID guide lines.
2. 1730 Window glass replacement schedule in October.
3. Need BOZA approval for SDC NW occupancy permit. Working with Quorum to complete this project,