



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Monday, January 7, 2013

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ Community Development Subcommittee Meeting ~

SCHEDULED MEETINGS:

Allied Development Subcommittee: Tues., Jan. 8, Noon, 313 MMB
Housing Operations Subcommittee: Wed., Jan. 9, 4:30 p.m., 120 MMB
CDA Regular meeting: Thurs., Jan. 10, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., Jan. 24, 4:30 p.m., 313 MMB
Community Development Subcommittee: Mon, Feb. 11, 2013, Noon, 313 MMB

CALL TO ORDER / ROLL CALL

Thompson-Frater called the meeting to order at 12:08 p.m.

Staff Present: Natalie Erdman, Percy Brown and Don Marx

Present: 3 -

Tim Bruer; Daniel G. Guerra, Jr. and Kelly A. Thompson-Frater

Excused: 4 -

Sue Ellingson; Lauren K. Lofton; Sariah J. Daine and Stuart Levitan

1 APPROVAL OF MINUTES: December 3, 2012

A motion was made by Thompson-Frater, seconded by Bruer, to Approve the Minutes of the meeting of December 3, 2012. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

Erdman stated that she has conflict regarding Access.

Items 6c, 6d and 8 were taken out of order.

6d [28484](#)

CDA Resolution No. 4012, approving the site plan and schematic design for Phase 1 of the Madison Community Health Center, Inc. health care facility to be constructed at The Village on Park.

Don Marx introduced representatives from Erdman, Dave Hoffman & Jerry McGuire. Also present was Dr. Ken Loving from Access Community Health.

Mr. Hoffman said they are anxious to move forward. UDC has approved their

plans. He gave a brief overview of their plans, a two-story, 22,500 square foot building on Park and Ridgewood. There is an area for patient parking next to the access drive between the lot and Erdman building (Plans attached). There is a covered walkway, and an entrance court. Composition of the exterior is burnished masonry block at base of building, corrugated metal above. There is a white smooth metal panel area to signify Access' building to create more of a presence on Park Street.

Thompson-Frater asked if the sign is backlit. Hoffman said yes.

Mr. Hoffman said the building is 18" above the sidewalk on Park Street. UDC gave them a blessing on that. There is accessible access to the parking lot.

Bruer stated that environmental/safety lighting is important to the neighborhood. Hoffman said the City of Madison requires dark sky cut off lighting which they are complying with. Erdman stated the CDA wants the maximum lighting within code. Mr. Hoffman said he would check on that. Erdman stressed maximize lumens with no dark spots.

McGuire asked if the CDA wans them to match the rest of parking lot or do their own. Thompson-Frater said a uniform look.

A motion was made by Thompson-Frater, seconded by Guerra, to recommend approval of CDA Resolution No. 4012. The motion passed by voice vote.

Bruer said this has been consolidated into one phase.

McGuire said they are scheduled to start on March 13 and finish November 15.

6c [27689](#)

Update on Sale of Land to Access Community Health

Marx provided the update on the sale of land to Access Community Health. There are problems with the condition of the soil. They have asked for some relief from CDA in the amount of \$71,000. They applied for a grant for \$167,000 from the DNR to cover a portion of it. CDA would be willing to go up to \$41,000. Originally were going to sell them a portion of land. Had the rest of the money budgeted. Haven't heard yes or no. Probably will accept that. Cost of underground utilities is now \$300,000. Have to underground from Village site across/below Park Street and come up a pole across the street. Did not have that on first estimate. Erdman has been working with the Mayor's Office to set up a meeting with the Chair of MG&E. Erdman asked Bruer to give Gary from MG&E a call to see about alternatives/funding. Marx said they have to move a pole off the corner of the playground for Head Start. Will have to move shed and realign fence to accommodate joint drive aisle. Will meet with Head Start to inform them what's going on. Oversight on our part about the easements. Before they close, Access wants a firm date of when the underground utilities will be complete. Also want to know the funding for the soils issue. Should hear about grant sometime in January.

Initial reaction from DNR was positive.

Originally Access was going to be completed in Spring of 2014. Now it will be 2013. Once Access moves out, we can move tenants to do the asbestos remediation.

TRUAX

8a TRUAX PHASE I UPDATE

8b [24204](#)

TRUAX REDEVELOPMENT PHASE II DISCUSSION

Erdman provided the update on the Truax Apartment Redevelopment Phase 2 (see attached). Erdman stated they are applying for a Section 42 tax-credit transaction to build 48 units and will find out in April. This does not cement the location, nor what the building looks at, but does cement the unit mix, and the affordability. 25 new public housing units. Subsidy available that we're not using. Eight S8 vouchers for homeless housing. Potential to move people in more quickly. New product through WHEDA called for 811 vouchers for supportive housing vouchers. New source of subsidy. Allow us to partner with an organization like Porchlight. Better sell than having the CDA show up on its own. Mayor is very interested in providing additional housing for people that have been homeless. High # of 3-4 and 5-BR units.

Guerra said the community has had a conversation about reducing # of BRs. Erdman said the CDA has taken the position that we won't displace families. Point category in Section 42 tax credits that serves large families. Our ability to provide 3, 4 and 5-BR units gives us a better score.

Tom Landgraf, Dimension Development, under contract to the CDA for Truax Park Redevelopment, appeared. Mr. Landgraf said we need to shift things around on this site to be able to do Phase 3. He works a lot with public housing authorities. Like to have 4 & 5-BR units because the private sector has a hard time renting those.

Guerra asked if this serves the needs of our community in the future and not just today.

Erdman said the CDA doesn't have a huge number of large units in our overall portfolio. Could potentially move them somewhere else, but there are a lot of services in this area. We're not increasing the number of larger units.

Mr. Landgraf said 811 units are more secure, not portable.

Erdman said we could also get more vouchers for Veterans. We may go in with more GO borrowing. Tax credit application is due February 3.

Mr. Landgraf said in Phase 3, use Vash vouchers or CDBG funds. Maximize points for WHEDA scoring.

Erdman said in the next phase there will be more income diversity. Lots of

2BRs and one BRs for 60% units. Shouldn't need as much subsidy. If we don't get credits in this round, there's a second round later in the year. Right to resubmit in June.

4 [28885](#) CDA EXECUTIVE DIRECTOR'S REPORT

Erdman provided a summary of her report, which includes Items 6 & 7 below.

- Village on Park
 - Lane's Bakery - won't be applying for Capital Revolving Loan fund. Draft lease going out tomorrow.
 - Barber interested in location. Bruer asked if that was the highest best use.
 - On budget for completion mid-June.
- Lake Point
 - Closed on conversion unit. Looking for lender for one offer pending for a town home. Percy looking at FHA approval. Would have to finish all our units. Extensive physical assessment. Go a different route and talk to Summit Credit Union or Monona State Bank to get a couple of loans that they would hold in house.
 - Closed on 1910 building. Will set up a staff working group.
 - Redevelopment Area Creation Update: How much land could we potentially control? First half of 2013 - get redevelopment plan solidified.
 - Percy asked about some of the land for supplemental parking for Lake Point Condos.
 - Bruer: Mixed-use development on corner of site. Relocating community center to Waunona Park. Place center in middle of neighborhood which has widespread support. Preliminary designs on site. Community gardens there. Erdman: More than just a CDA transaction.

A motion was made by Guerra, seconded by Thompson-Frater, to accept the report. The motion passed by voice vote.

5 [25491](#) CAPITAL REVOLVING FUND UPDATE

See #9.

6 [20808](#) THE VILLAGE ON PARK UDPATE

6a Retail Marketing Update

6b Construction Update

7 [27357](#) LAKE POINT REDEVELOPMENT AREA

7a [28705](#) 1910 Lake Point Acquisition

7b Lake Point Condos Update

7c Redevelopment Area Creation Update

9 Discussion of loan default by TJ Taylor's One Price Cleaners, Inc.

Erdman provided the update. TJ Taylor's defaulted on their loan. Closed current location due to nonpayment of rent. Secured by their equipment which they have removed and put in storage. Referred to City Attorney's Office. Anne Zellhoefer will come to meeting next month to discuss our options.

Loan got closed without guaranty from WHEDA. Will update at next meeting.

Review will be done by Finance Department.

10 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:21 p.m.