



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

---

Thursday, August 26, 2010

4:30 PM

Madison Municipal Bldg., Room 313  
215 Martin Luther King, Jr. Blvd.

---

~ SPECIAL MEETING ~

### CALL TO ORDER / ROLL CALL

**Present:** 4 -  
Gregg T. Shimanski; Julia S. Kerr; Tim Bruer and Stuart Levitan

**Excused:** 3 -  
Kevin M. O'Driscoll; Alice J. Fike and Kelly A. Thompson-Frater

### SCHEDULED MEETINGS:

- 1 **PUBLIC COMMENT:** None
- 2 **COMMUNICATIONS:** None

### SPECIAL ORDER OF BUSINESS

#### 3 **VILLAGER UPDATE**

- 3a [19735](#) Substitute CDA Resolution No. 2979, authorizing the execution of a lease with Public Health-Madison and Dane County for space within The Villager.  
A motion was made by Bruer, seconded by Kerr to Refer. Motion passed by voice vote.

#### 4 **TRUAX PARK UPDATE**

Shimanski provided a brief Truax Park update. Levitan raised a question as to the appropriate cost per unit for rehab when compared to the cost of new construction. Levitan noted that the doors, for example, were extremely costly. Brown did not recall a cost breakdown being distributed at a previous meeting. Brenda Konkol, at her request, will be provided a copy once it is secured.

- 4a [19454](#) Amended CDA Resolution No. 2974, accepting an Affordable Housing Trust Fund Loan from the City of Madison in the amount of \$1,025,000 for

the Truax Park Apartments Project and authorizing the Chair and Executive Director to execute loan documentation as required by the City.

A motion was made by Bruer, seconded by Kerr, to Refer. The motion passed by voice.

- 4b      [19682](#)      Amended CDA Resolution No. 2978, authorizing the Community Development Authority to authorize necessary actions to develop 71 units of Low-Rent Public Housing at Straubel Street, known as Truax Park Redevelopment, Phase 1, LLC.

**A motion was made by Bruer, seconded by Levitan, to Approve the Resolution with the following amendment:**

**In the title of the resolution, delete the words "affordable housing" and replace it with the words "Low-Rent Public Housing." The motion passed by voice vote.**

**5      BURR OAKS SENIOR HOUSING UPDATE**

- 5a      [19534](#)      Amended CDA Resolution No. 2976, approving the amendment of the term of a Letter of Intent and Development Agreement with Burr Oaks Senior Housing, LLC to redevelop CDA-owned property in the Badger-Ann-Park Redevelopment Area.

**A motion was made by Bruer, seconded by Shimanski, to Approve the Amended Resolution. The motion passed by voice vote.**

- 5b      [19689](#)      Discussion of Burr Oaks Alternative Development Plan
- Shimanski reviewed the Plan B option for the Burr Oaks Senior Housing Project at the present site in case the CDA is unable to secure the Bobo's property. The Plan involves shifting the building to the north and going up three or four stories. Horizon is okay with the option and is proceeding to adjust the design for the phasing. The CDA members concurred.

**CLOSED SESSION NOTICE**

**Pursuant to Section 19.85(1)(e), Wisconsin Statutes, a motion was made by Levitan, seconded by Bruer, to Convene into Closed Session. The motion passed by the following vote:**

**Excused:** 3 -  
Kevin M. O'Driscoll; Alice J. Fike and Kelly A. Thompson-Frater

**Ayes:** 4 -  
Gregg T. Shimanski; Julia S. Kerr; Tim Bruer and Stuart Levitan

- 5c      **Continued discussion of Settlement-Badger Trust vs. CDA**

**A motion was made by Bruer, seconded by Levitan, to Reconvene. The motion passed by the following vote:**

**Excused:** 3 -

Kevin M. O'Driscoll; Alice J. Fike and Kelly A. Thompson-Frater

**Ayes:** 4 -

Julia S. Kerr; Tim Bruer; Gregg T. Shimanski and Stuart Levitan

## **6 ADJOURNMENT**

**A motion was made by Bruer, seconded by Levitan, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:05 p.m.**