



City of Madison

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

Thursday, August 9, 2012

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

SCHEDULED MEETINGS

Community Development Subcommittee: Mon., Sept. 10, Noon, 313 MMB
Allied Development Subcommittee: Tues., Sept. 11, Noon, LL-130 MMB
Housing Operations Subcommittee: Wed., Sept. 12, 4:30 p.m., 120 MMB
CDA Regular Meeting: Thurs., Sept. 13, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., Sept. 27, 4:30 p.m., 313 MMB

CALL TO ORDER / ROLL CALL

The Chair welcomed new commissioner, Lauren Lofton, followed by introductions. Lofton introduced herself, stating that she was excited to be joining the CDA. Lofton, a real estate attorney, is currently employed with Foley Lardner. She has worked with Common Wealth Development Corporation and has provided small business counseling. The Chair noted that the meeting is being computer recorded.

Present: 7 -

Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr.; Lauren K. Lofton; Sariah J. Daine; Stuart Levitan and Kelly A. Thompson-Frater

1 APPROVAL OF MINUTES

1a July 12, 2012: <http://madison.legistar.com/Calendar.aspx>

A motion was made by Levitan, seconded by Ellingson, to Approve the Minutes. The motion passed by voice vote.

1b July 26, 2012: <http://madison.legistar.com/Calendar.aspx>

A motion was made by Levitan, seconded by Ellingson, to Approve the Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

Levitan noted that he was a member of the MDC Board relating to 1910 Lake Point Drive.

4 [25282](#) COMMUNICATIONS

None

5 HOUSING OPERATIONS SUBCOMMITTEE REPORT

Ellingson provided a brief report of the Housing Operations Subcommittee.

5a [17719](#) HOUSING OPERATIONS MONTHLY REPORT

Olvera highlighted the Housing Operations Monthly report. He was accompanied by Shirley Clayborne, Section 8 Lead Housing Specialist.

A motion was made by Bruer, seconded by Guerra, to Accept the Report. The motion passed by voice vote.

6 [25284](#) ECONOMIC DEVELOPMENT STATUS REPORT

Brown highlighted the Economic Development Status Report.

A motion was made by Guerra, seconded by Bruer, to Accept. The motion passed by voice vote.

7 [25285](#) ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

CDA Executive Director's July 2012 Report. Brown distributed copies of the Draft Minutes of the August 7 Allied Development Subcommittee meeting for informational purposes only.

A motion was made by Levitan, seconded by Guerra, to Accept. The motion passed by voice vote.

8 [25286](#) COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

Brown distributed copies of the Draft Minutes of the August 6 Community Development Subcommittee meeting for informational purposes only.

Erdman briefly reviewed the Executive Director's report:

- Bids for construction at The Village on Park due next week.
- Negotiations proceeding on Madison College five-year extension.
- Levitan noted the following correction to the August 6 Draft Community Development Subcommittee Minutes: Add the entire closed session language contained in the Agenda pursuant to Section 19.85(1)(e), Wisconsin Statutes and identify the item under consideration.

A motion was made by Guerra, seconded by Bruer, to Accept. The motion passed by voice vote.

9 DISCUSSION RE: STRATEGIC PLANNING

Erdman distributed a handout entitled "CDA Strategic Planning Process" (see attached). The document is not meant to be a final product, but is meant to stimulate CDA Board discussion and assist with consensus on process:

1. Understand the current operations of the CDA, its mission, assets and economics.

2. Gather and present additional information.
3. Process suggestions.
4. Outcome of Strategic Planning Process.

Erdman also distributed a CDA Strategic Planning Outline for discussion purposes (see attached).

GOALS:

- Assess the strengths, weaknesses and opportunities of the CDA.
- Determine five-year objectives.
- Determine priorities within the five-year objectives including those objectives to be addressed in 2013.
- Determine a method for assessing changes in priorities during the five-year period.

To follow are highlights of the CDA discussion:

- Parks Department has a lot of demographic information to look at as a model.
- Use maps, diagrams and photographs.
- Add information on staff capacity.
- Explain how CDA is structured via a diagram.
- Illustrate how funds flow through the CDA.
- Educate the CDA on what we do.
- Review Contract for Services for possible changes and update and make sure CDA priorities are reflected.
- Compare pre-2010 vs. post-2010.
- Make distinction between Community Development and Redevelopment.
- Overall members felt that the process and timelines look good.

10 OVERVIEW OF CDA REDEVELOPMENT AUTHORITY

Erdman made a PowerPoint presentation on the overview of the CDA Redevelopment Authority (Please see attached).

- Background of the CDA.
- Powers and duties of the CDA.
- Current neighborhood revitalization and redevelopment activities
 - Monona Shores
 - West Broadway
 - Lake Point Condominiums
 - Burr Oaks Senior Housing
 - The Village on Park
 - Allied Drive

- Truax Park

Among the highlights of the discussion are:

- Understanding the financial structure and the flow of cash in our portfolio.
- Question about smoke-free zone was raised and referred to the Housing Operations Subcommittee.
- Question about our air conditions was raised, which is a part of the Capital Improvement Plan and referred to the next Housing Operations Subcommittee meeting.
- Want to invite Jule Stroick of the Planning Division to a future CDA meeting to talk about neighborhood indicators.

11 BUSINESS BY COMMISSIONERS

None

12 ADJOURNMENT

A motion was made by Bruer, seconded by Daine, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:20 p.m.