



City of Madison

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

Wednesday, July 10, 2013

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL120 (Madison Municipal Building)

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

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SCHEDULED MEETINGS

CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman and Matt Wachter

Present: 2 -

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

Excused: 6 -

Sue Ellingson; Paul E. Skidmore; Lauren K. Lofton; Sariah J. Daine; Dean
Brasser and Stuart Levitan

1 APPROVAL OF MINUTES: June 6, 2013

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Approve the Minutes of the meeting of June 6, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

None

Item 5B was moved ahead on the agenda.

5B Eat, Play, Bike Debrief

Peng Her, South Madison Promise Zone on South Park Street, appeared. Mr. Her thanked the CDA for the Eat, Play, Bike Event at The Village on Park. This added significant value to the community. The event was successful, attended by about 230 people a night, the majority were kids. This was a good, safe place for kids to play. A lot of the residents came and asked if we could continue doing this throughout the summer. Maybe residents could be allowed to use the parking lot for other events. Residents

were impressed that cars were moved for them. Built four pallet benches in front of Urban League and Library which are currently being used. Kids painted them so they're fun.

Thompson-Frater asked Mr. Her if he sees a leadership coming forward for this. Mr. Her said the challenges are that it's hard to transform an area in just four events. He wrote some lists on how to do it.

Thompson-Frater suggested offering to close off the parking lot starting in two Thursdays and see who shows up. Guerra says we need a plan and have somebody responsible.

Erdman said it was time consuming for her to participate, but a worthwhile investment. By participating she could see how it worked to close off the parking lot and work with the tenants. Not sure if the CDA should participate at that level on a regular basis, but it allows them to know who they could participate with.

Mr. Her said the South Madison Promise Zone has a free event on Friday night. It's an opportunity for families and their kids to do arts, movies, etc.

Erdman said this was a place where people felt comfortable hanging out with each other. Successful event for the neighborhood. Kids doing something healthy and having great fun. Super, inexpensive ways for people to get outside.

Mr. Her said one guy took old carpet and set up a mini putting station. The kids loved it.

Guerra said he likes the use of the property. He encouraged Mr. Her to come back and do more.

Mr. Her said the Partnership was with Sustain Dane, Planet Bike, Bike Federation, B-Cycle, organic partnerships.

Erdman suggested a simple how to guide, a couple of pages. Ended up with local based food providers that were ethnically relevant. Bike Federation can get them bikes, but they get stolen. Help write a grant for others. Bike sheds, ongoing events, biking or skating related.

Guerra said he doesn't see it as the CDA's role to come up with it. We created a foundation.

Mr. Her said other parts of the City could help. His group is pretty committed. Keep energy alive on south side. Help other folks do placemaking elsewhere.

3 DISCLOSURES AND RECUSALS

None

Items 4 and 5 were consolidated

4 28885 CDA Executive Director's Report

See attached CDA Executive Director's report.

VILLAGE ON PARK - Peng Her has approached the City about a large mosaic on pavement. Would like to do it in front of Urban League/Library building. Willing to partner with them.

Flash flood in building behind south end at Village on Park. Have insurance claim pending. Unusual occurrence due to heavy rain.

TRUAX - Have to get master plan opened up. Have money left for consultants.

LAKE POINT TOWN HOMES - Proceeds go to General Fund for CDA. Guerra asked what balance looks like. Erdman said they're costing \$30,000/unit to finish. Thought they'd net about \$300,000. In general have lost money on this transaction. We should end up with some cash at the end. Do not have extra cash in the general fund right now.

Thompson-Frater asked, in general, is the Council happy with what we've been doing. Erdman stated the Council is not at all in tune with the CDA. The Finance Department believes that we are appropriately managing our funds. Would probably support our use of cash. Requested the use of \$300,000 in reserve for use at The Village on Park for next year.

Thompson-Frater asked if we are done after the condos are sold. Erdman said there a A few warranty items, but then the condo association takes over.

Guerra said our total time was probably 15 years.

Guerra asked if we have anything to do in the TIF District in the next six months. Erdman said we need an amended plan. The Office of Real Estate Services will do that. Rework of that corner is the next plan, but it's a City initiative, not CDA. Community Services has to decide what to do with the Community Center. We will convene some parties to see about the land. Not a priority for us right now.

5 20808 The Village on Park Update

5A 30825 CDA Resolution No. 4033, authorizing the Chair and Executive Director to approve a change in ownership for Lessee at 301 South Park Street.

Midway Asian Grocer is owned by Peter Chow and his wife. Peter Chow wants to sell it to Ken Yan and his wife (Yan's Food, LLC). Operation is not

going to change; they have experience. Recommending approving change in ownership.

A motion was made by Thompson-Frater, seconded by Guerra, to recommend approval. The motion passed by voice vote.

6 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Adjourn. The motion passed by voice vote. The meeting adjourned at 12:57 p.m.