



City of Madison

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

Wednesday, January 23, 2008

4:30 PM

Room 103A, City-County Bldg.
210 Martin Luther King, Jr. Blvd.

Community Development Sub-Committee

1 CALL TO ORDER / ROLL CALL

Present: 4 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

2 APPROVAL OF MINUTES

A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve the Minutes of the meeting of January 8, 2008. The motion passed by voice vote.

3 PUBLIC COMMENT

The following persons registered during Public Comment regarding Item 4b:

1. Carrie Ellis, Madison Central Montessori School (MCMS)
2. Melissa Destree, MCMS
3. Brian Bauer, MCMS
4. Mary Lee Gleason, MCMS
5. Teresa Fagan, MCMS
6. Arlington and Andrea Davis, African American Ethnic Academy
7. Ann Miller, Goodwill Industries of South Central Wisconsin, Inc. (GISCW)
8. Barbara Leslie, GISCW
9. Elena Golden, GISCW

Brown read the names of registrants who expressed an interest to speak and asked if they would like to provide any comments.

Ms. Mary Lee Gleason of the Madison Central Montessori School (MCMS) described the MCMS proposal to use the site as a school. Ms. Gleason noted that MCMS viewed the primary value of the site as being the land and the ability to use the property for environmental education, gardening, etc.

Mr. Arlington Davis of the African American Ethnic Academy (AAEA) described

the AAEA proposal to use the property to provide an enrichment program that would close the gap between students in Madison and some of the surrounding suburbs. Mr. Davis noted that the AAEA currently provides a Saturday program, with intentions to expand to a weekly program. Mr. Davis noted the proximity of the site to a large population of the City's African American students. The facility would serve as a citywide magnet/charter school. Ms. Andreal Davis echoed Mr. Davis' comments.

Ms. Melissa Destree, a parent of a Madison Central Montessori School (MCMS) student, spoke in support of the MCMS proposal, noting that the school is wonderful. Ms. Destree suggested that the proposal would allow MCMS to expand its programming, while being a great addition to the Park Street neighborhood.

Bruer closed the public comment period and thanked all the registrants. Bruer stated that he welcomed the input from the applicants, stakeholders and other potential providers at the site and extended them the opportunity to work together in a collaborative effort with the Mayor, CDA, CDBG and City Real Estate in responding to the needs of housing in the city. Bruer stated that he and Alder Kerr would work cooperatively in a public participation process for determining the highest and best use for the lands in the area.

4 NEW BUSINESS ITEMS

4a The Villager Master Plan Update

Olinger provided The Villager Master Plan update:

- Resolution regarding acceptance of grant was approved by Council on January 22.
- Meeting with Urban League went well.
- Resolution regarding Request for Qualifications for consultant services for the Atrium design was introduced to the Council on January 22.

4b 08712

Truman Olson Army Reserve Facility at 1402 South Park Street

Mr. Lynn Boese, of the Defense Department's Office of Economic Adjustment, provided an overview of the process, highlighting the responsibilities and requirements of HUD and the Defense Department for disposition of the Truman Olson surplus lands to the City. According to Mr. Boese, it appears that the City's expanded Fair Share Housing and Diversity Plan, the comprehensive neighborhood plan for this site and area neighborhood and its current strategic planning and activities for meeting the needs of the homeless, already meet most of the reporting requirements to HUD and the U.S. Army. HUD's call for providing homeless service does not supersede existing plans and strategies for addressing homeless services and economic opportunities in the area. Through a discussion with the Sub-Committee, the following major points were clarified:

- The Federal government utilizes the same process for all facilities: small and

large.

- The CDA has 270 days to submit a Redevelopment Plan to HUD and the Army.

- The Redevelopment Plan should present what the City would like to see on the property, and should balance the NOI proposals with economic development needs, while taking into account the two plans already prepared by the City for this neighborhood. The Redevelopment Plan would likely include a graphic presentation, along with the narrative rationale behind it.

- Zoning is a local determination that should be determined by the Redevelopment Plan.

- The need for economic development at the site, noting that the area already has a significant concentration of homeless services, would be rationale for making a determination about the City's desired use of the site.

- There are two review processes: that of the U.S. Dept. of Housing and Urban Development (HUD) and the Army. HUD will look at whether or not there are gaps in the provision of homeless services, and if the City has met the statutory requirements regarding this property. The Army will look at the Redevelopment Plan that the City prepares, and will provide strong deference to the Redevelopment Plan desired by the community. Mr. Boese noted that although the Army makes the final decision, the Army gives strong deference to the Redevelopment Plan unless, for example, the City proposes something undesirable, such as development within a floodplain.

- The Redevelopment Plan would first be approved by the CDA, and then by the City.

- Other communities have used surplus property for emergency management centers, park and recreation facilities, homeless services, and retail/commercial development. At larger facilities, all of these uses could be accommodated.

- There are multiple options for the actual disposal of the property. A public conveyance could be used for situations where the property would be used for police, fire, or parks. An economic development conveyance could be used whereby the CDA would acquire the parcel at market value. Finally, a negotiated sale could be used which would also allow the CDA to purchase the property from the Federal government.

- A "no cost" alternative is only possible through a public benefit conveyance. It was further clarified that a "no cost" public conveyance requires use of the property for said purpose for a thirty (30) year period.

- The City will be permitted to implement strategies to meet HUD's priorities by transferring or swapping lands for purposes of economic revitalization in the area. The City would need to lease or provide space elsewhere in the City for homeless services. Bruer stated that, in principle, the City has already responded to meeting HUD's requirement for provision of services to the homeless as is evident by the existing City's Comprehensive Plan, area neighborhood plans, Fair Share Housing Plans, and the CDBG acquisition fund for transient housing, all of which provide a rationale for determining the highest and best use of these lands.

- The City should evaluate each proposal on its own merits. Does the proposal meet the requirements, is the proposer capable, and is the proposal otherwise appropriate and acceptable? Then balance the various needs of the community and make a determination regarding the best use. In other words, the community needs to look at each entities program and make a determination about whether it fits the site (zoning, transportation, etc.).

- Approximately 125 similar sites around the country are being closed.

- Redevelopment plan to include how we see reissuing the property and meet

all statutory requirements.

- The NOIs should be evaluated on their own merit, not in comparison to one another.

There was some discussion about other sources of information to help with the decision making process, and Mr. Boese provided some suggestions.

Mr. Boese offered his services in the future to assist in drafting the final plan for HUD and the Defense department.

Bruer thanked Mr. Boese for attending the meeting and providing clarity on how these properties could be reused to contribute toward economic revitalization in the area, the priorities established by HUD for homeless services, exploring creative ways to provide these services and reinforcing our desire to respond to the needs of the homeless.

Mr. Brad Murphy and Mr. Archie Nicolette of the Planning Division were then asked to provide an overview of the Wingra BUILD Plan and South Madison Neighborhood Plan, both of which include the property in question. The need to extend Cedar Street through the property was a priority that was stressed.

There was also discussion of property to the south of the site being available for development, and of the possible desired expansion of Copp's grocery store.

Mr. Matt Tucker, the City's Zoning Administrator, provided information about the zoning of the property.

The Subcommittee agreed to continue the discussion on the process for proceeding with this item at their next regularly scheduled meeting.

Ald. Bruer provided an overview of the City's Fair Share Housing Plan, and requested that a copy be distributed to the Sub-Committee.

4c Lake Point Condominiums Update

Referred to the February 12th meeting.

5 ADJOURNMENT

A motion was made by O'Driscoll, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:25 p.m.



City of Madison

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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, February 12, 2008

12:00 PM

LL110, Madison Municipal Bldg.
215 Martin Luther King, Jr. Blvd.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

These minutes are in draft format until approved at a future meeting.

1 CALL TO ORDER / ROLL CALL

Present: 4 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

2 APPROVAL OF MINUTES

A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve the Minutes of the meeting of January 23, 2008. The motion passed by voice vote.

3 PUBLIC COMMENT

Bruer opened the public comment period of the meeting. Mr. Tom Bunbury and Mrs. Marijo Bunbury, 1331 South Street registered. Mr. Bunbury spoke, noting that the economic revitalization potential of the neighborhood surrounding the Truman Olson facility would impact the City for the next 100 years. Mr. Bunbury stated that he supports and is committed to the various plans for the neighborhood developed by the City. He applauded the City's efforts in its planning for the economic revitalization of the area. Mr. Bunbury was the developer for a project known as Wingra Village that he proposed for the neighborhood in the 1980s that did not come to fruition.

Mr. Bunbury stated that he recently invested around a half million dollars in renovating the apartment buildings that he owns adjacent to the Truman Olson property. Mr. Bunbury noted that he plans to meet with Mr. Steve Schooler (Porchlight Inc.) and Mr. Bill White (Michael Best Friedrich) to discuss their proposal for the Truman Olson property. Mr. Bunbury noted that he was torn between homeless support and the need for economic revitalization within the neighborhood. Mr. Bunbury noted that it might be more appropriate to locate homeless services in a more established neighborhood.

Bruer questioned Mr. Bunbury about what he would do with the Truman Olson

property, upon which he replied that the City should own and control it in order to guide the future development of the site and the surrounding area. He stated that decisions made for the Truman Olson property would impact that entire Triangle, and south side of Madison. Brown stated that one of the key contributing factors to the success of the Lake Point revitalization was the CDA's ownership and control of a significant portion of the lands in the area. Mr. Bunbury stated that he would like to build a quality affordable housing project on the South side in the near future, but like other stakeholders in the area, is watching to see what is going to happen at the site. He concluded that the City should stay the course with its economic revitalization strategies for the area, with everyone stepping-up to the plate.

Bruer thanked Mr. and Mrs. Bunbury for coming to the meeting to share their insights about the neighborhood and closed the public comment period.

4 NEW BUSINESS

- 4a 08712 Continued discussion on the issues that need to be addressed and the process that will be utilized to prepare a redevelopment plan and homeless assistance submission for the Truman Olson Army ROTC facility at 1402 South Park Street.

Attachments: [African American Ethnic Academy NOI](#)
[Madison Central Montessori School NOI](#)
[Porchlight NOI](#)
[11-30-2007 Mayor Ltr to the CDA includes attachments](#)
[South Madison Neigh Plan Jan 2005](#)
[Wingra Market Study June 2005](#)
[Res 01363 Wingra Creek Market Study 3-7-2006](#)
[Goodwill NOI](#)
[Guidebook on Military Base Reuse and Homeless Assistance 7-2006](#)
[Memo to CDA re Truman Olson ARC 1-10-08](#)
[Res Scattered Site Hsg Fund Guidelines 11-6-1990](#)
[Res Hsg Diversity Policy 12-12-1990](#)
[BaseRedevelopmentManual3-1-2006](#)

Bruer asked Hickory Hurie of the CDBG office to provide an overview of City's Program and Framework for serving the homeless in Madison. O'Driscoll questioned Hurie about where the greatest need for homeless housing was located within the community. Hurie noted that permanent supportive housing is needed everywhere. Fifty units could be added each to the north, south, west, and east sides, and there would still be a need for more housing. Hurie highlighted some of the homeless problems found in City parks adjacent to the Park Street corridor. Several incidents involving homeless men occurred in Brittingham Park this past summer. Neighborhood residents have expressed concerns about using the Park. Hurie stated that finding sites is challenging.

Bruer noted that it was important to reach-out to other stakeholders in the neighborhood, including Copp's, Dean Care, the Labor Temple, etc. Bruer questioned how the Sub-Committee should move forward to meet the objectives of homeless housing, recognizing that no area of the City has accommodated more people than this neighborhood. Bruer stated that not only is housing for the homeless inconsistent with the zoning/land use and the priorities established in

the recent neighborhood plans for the area, but the area, as a whole, has been identified as having an over concentration of low-income, special needs housing that the neighborhood and the City have been attempting to dismantle over time through the efforts of the City's Fair Share Housing Plan. How does the Sub-Committee identify a win/win situation?

Ald. Kerr noted that there are a lot of issues, and that there is need for staff leadership on this project.

Mr. Mario Mendoza stated that the Mayor's Office would facilitate a City staff team's management of this project. It was noted that City staff team members would include Mendoza, Olinger, Murphy, Brown, Marx, Hurie, and Mikolajewski.

4b Lake Point Condominiums Update

Brown provided a brief update on the Lake Point Condominium Project. The developer had indicated that they were not in a position at this time to expend funds on developing an elaborate marketing brochure, especially when the most active marketing tool has been the web site. The developer had agreed to doing a brochure as a condition of the CDA upon granting an extension of the maturity date of the CDA loan. The Sub-Committee directed staff to contact the developer and request submission of the brochure immediately.

4c The Villager Master Plan Update

Olinger reviewed the Request for Statement of Qualifications for architectural and engineering design services for remodeling of interior space, exterior improvements, and for provision of design services for future build-out space. There was discussion on how the CDA would work with tenants on build-outs. Sub-Committee members favored the idea of establishing an hourly rate and a not to exceed built in tenant improvement allowance, on a case-by-case basis.

A motion was made by Thompson-Frater, seconded by O'Driscoll, for the CDA to hire an owner's representative for the project. The motion passed by voice vote.

The Request for Statement of Qualifications should be issued within the next week to 10 days with interviews conducted in mid March. Thompson-Frater will serve on the Selection Committee. Bruer expressed his appreciation for staff's hard work and dedication on the sale of the gas station.

CLOSED SESSION NOTICE

A motion was made by O'Driscoll, seconded by Thompson-Frater, to Convene into Closed Session. The motion passed by the following vote:

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes: 4 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

- 4d Discussion of terms and conditions for the potential sale of a parcel of land at The Villager to the Urban League of Greater Madison.

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to Reconvene.
The motion passed by the following vote:**

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes: 4 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

5 ADJOURNMENT

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to Adjourn.
The motion passed by voice vote. The meeting adjourned at 2:00 p.m.**



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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, February 26, 2008

12:00 PM

215 Martin Luther King, Jr. Blvd.
LL110, Madison Municipal Bldg.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

1 CALL TO ORDER / ROLL CALL

Present: 2 -

Tim Bruer and Kelly A. Thompson-Frater

Excused: 5 -

Julia S. Kerr; Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike and
Stuart Levitan

2 APPROVAL OF MINUTES - February 12, 2008

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

3 PUBLIC COMMENT

Bruer reported that Captain James Wheeler, representing the South Police District who was planning on addressing the Committee on the public safety issues in the area regrets that he was unable to attend the meeting. He will appear at the next Sub-Committee meeting.

4 THE VILLAGER

4a The Villager Master Plan Update

The Request for Statement of Qualifications for consultant services to design improvements for the Atrium has been issued, with a due date of March 11, 2008.

The Resolution, authorizing a grant to the Community Development Authority (CDA) for the design and development of the Atrium, the acquisition and clearance of a gas station at 2342 South Park Street and the transfer of City-owned real estate located at 809-825 Ridgewood Way to the CDA to be used in the redevelopment of The Villager is on tonight's Council agenda for action.

Bruer reported that the meeting with the Burr Oaks Liaison Committee went very well. Residents were comfortable with the approach and are looking forward to the upcoming ground breaking.

Neighborhood meeting tentatively scheduled for late March.

The adoption of a relocation order for the acquisition of 2342 South Park Street will be considered at the CDA's March 13 meeting.

Bruer expressed his appreciation to staff for its hard work and efforts.

- 4b Acceptance of a grant and transfer of real property from the City for the redevelopment of The Villager

The CDA will be considering a resolution regarding the acceptance of a grant and transfer of property at its meeting of March 13.

- 4c Amendment to the Property Management Agreement for The Villager to provide a fee structure for project management services

Bower and Marx reviewed the proposed amendment to the management agreement. Siegel-Gallagher Management Company and the CDA are party to an agreement for property management of The Villager property in Madison, Wisconsin. The agreement includes a construction management fee to be paid to Siegel-Gallagher for managing capital and tenant improvement projects.

"The Villager Atrium" is a construction project currently being developed by the CDA at The Villager. Siegel-Gallagher has been working with the CDA to identify specific roles and responsibilities expected of Siegel-Gallagher as it pertains to this project.

The Atrium project is a combination of both capital and tenant improvements. The project also consists of multiple, phased tenant relocations in an occupied office mall. This is not a typical project and it is Siegel-Gallagher's position that this type of project was not contemplated by the current property management agreement. It is for this reason that Siegel-Gallagher proposes a modification to the fee structure under our agreement with the CDA for this project.

Siegel-Gallagher recommends that the CDA have someone other than the tenant and architect participate in the development of tenants' temporary and final space to control costs. Control of design will greatly reduce project construction costs. Typically a construction manager does not participate so actively in the actual development of drawings in so much as they respond to drawings developed and prepared by others.

Siegel-Gallagher will not charge percentage based fees, regardless of the final project cost for the construction work inside The Villager during the time period covering this construction. However, this arrangement would not cover the cost to coordinate remediation or demolition of the gas stations on the

property.

The additional work to actively participate in the development of the drawings, combined with the increase in pre-construction and construction schedules based on phasing requirements are driving this request.

Siegel-Gallagher intends to utilize its Construction Company to perform the services for this project. It is Siegel-Gallagher's desire that Jeff Scheidt will be the project manager (a bid will be provided). He has worked on numerous airport renovation projects across the country and is confident of the steps and time needed to ensure success.

In response to Bruer's question as to whether the CDA would be subject to the Public Works bidding process, Marx stated that upon conferring with the City Attorney's Office, a determination had been made that due to the CDA's legal separation from the City and the current state of emergency, the CDA may choose not to follow the Public Works process in this particular case. Bruer requested that Marx further investigate this question so as to offset any questions that may come up. Bruer understands the time constraint and rationale for action, but was concerned about potential public fallout. Staff will proceed to draft a resolution, authorizing the amendment to the management agreement for the March 13 meeting of the CDA. A draft of the resolution will be distributed to Sub-Committee members prior to CDA Board review.

5 Staff Team report and continued discussion on the issues that need to be addressed and the process and timeline for preparing a redevelopment plan and homeless assistance submission for the Truman Olson Army ROTC facility at 1402 South Park Street.

Bruer summarized the conclusion of the last Community Development Sub-Committee meeting where the Sub-Committee requested the formation of a staff team, with the Mayor's Office as lead, to manage the disposition of the Truman Olson property.

Mendoza, the Staff Team Chair, stated that the staff team held their first meeting on February 21, 2008. In attendance were: Bruer, Murphy, Marx, Hurie, Brown, and Mendoza. Following a discussion of the process to date, the Staff Team was assigned to do the following:

1. Conduct an analysis of the Notices of Interest received in relation to the Truman Olson redevelopment plan process, based on the criteria identified in federal regulations governing the Military Base Reuse and Homeless Assistance Policy. Hurie will lead this work and will marshal any additional staff assistance necessary.

2. Conduct an analysis of the highest and best use of the Truman Olson site, mindful of the overall physical, infrastructure, socio-economic and planning context attending the site. Murphy will lead this work and will marshal any additional staff assistance necessary.

3. Develop an analysis and recommendations integrating the findings derived

in the processes identified in Items 1 and 2 above. Hurie and Murphy will coordinate this integration and recommendations process.

4. Further develop a timetable for this process, incorporating the work outlined in 1-3 above, and mindful of federal deadlines, necessary approvals, and the need for committee and public input. Brown will lead this work and will consult with Matt Mikolajewski and others for its completion.

Thompson-Frater questioned the criteria that staff would use to analyze the NOIs.

Hurie replied that he would work with Mikolajewski to utilize the Federal requirements governing disposition of Truman Olson to serve as a base for criteria.

Mendoza noted that Murphy will review the Wingra BUILD plan, South Madison plan, and Fair Share Housing plan to develop metrics for determining the highest and best use for the property.

Mendoza also noted that Kerr and Bruer were planning to host a public meeting at the end of March.

Thompson-Frater questioned if the City would be applying for an extension to the September 14, 2008 deadline, and it was noted that at this time the City does not intend to seek an extension.

Hurie noted that the Sub-Committee must look at the essence of the NOIs submitted, and make a judgment accordingly.

Bruer noted that most of the hard work had already been completed, recognizing the existing Fair Share Housing Plan and the planning efforts of the City for this property.

Mikolajewski and Brown reviewed the proposed timeline for completing the tasks noted above. Olinger suggested one change to the timeline. The timetable was accepted as amended (revised timetable attached).

Discussion occurred regarding what staff would be scoring the NOIs against. Would they be scored on their own merits, scored as they compare with the desired outcomes of the neighborhood? It was noted that none of NOIs meet the City plans that have already been outlined for the property, or the zoning of the property.

Bruer noted the need for economic development on the property. Bruer went on to identify the possibility of a land swap. Bruer hopes that the staff team will be able to identify an alternative path for the property. The Staff Team will report back at the March 25 meeting of the Sub-Committee. Bruer thanked and commended staff for its efforts.

09491

Truman Olson Army ROTC Timeline dated February 26, 2008

6 LAKE POINT CONDOMINIUMS UPDATE

Brown reported that he had contacted the developer to inform them of the CDA's requirement to submit to the CDA a marketing brochure in two weeks.

7 ADJOURNMENT

A motion was made by Bruer, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:30 p.m.



City of Madison

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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, March 25, 2008

12:00 PM

Room LL110, Madison Municipal Bldg.
215 Martin Luther King, Jr. Blvd.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

1 CALL TO ORDER / ROLL CALL

Present: 4 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

2 APPROVAL OF MINUTES - February 26, 2008

A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve the Minutes. The motion passed by voice vote/other.

3 PUBLIC COMMENT - None

4 THE VILLAGER

4a The Villager Master Plan Update

No Master Plan update was provided by staff. Thompson-Frater stressed that the CDA should make sure that the Urban League (The Developer) and the Architect solicit the input and concerns from the neighborhood. There was discussion about the cost limitations associated with parking in the area. Sub-Committee members feel that it is crucial that the parking issues be resolved in the early stages of development.

5 08712 Truman Olson Army Reserve Facility at 1402 South Park Street

5a Continued discussion on the issues that need to be addressed and the process and timeline for preparing a redevelopment plan and homeless assistance submission for the Truman Olson Army ROTC facility at 1402 South Park Street.

There was no discussion on this item.

- 5b Presentation by Hickory Hurie regarding an analysis of the Notices of Interest received in relation to the Truman Olson redevelopment plan process, based on the criteria identified in federal regulations governing the Military Base Reuse and Homeless Assistance Policy.

Hurie presented a staff report that briefly described the four Notices of Interest (NOI) received by the City for the Truman Olson property. The report summarized the degree to which the proposal met the requirements of the NOI submittal instructions, along with providing "pros" and "cons" of each proposal.

The first proposal that Hurie reviewed was from Goodwill Industries of South Central Wisconsin. The proposal calls for the construction of a new, eight (8) unit housing structure for homeless individuals with a history of mental illness.

Thompson-Frater questioned if staff had contacted any of the references provided by the NOI submitters. Hurie replied that they had not, and that this would likely be completed later in the process.

Hurie disclosed that both Goodwill Industries of South Central Wisconsin and Porchlight have received financial assistance from the City's CDBG Office in the past.

Hurie went on to present the proposal submitted by Porchlight. Hurie noted that Porchlight desires land to construct 24 units of permanent housing for homeless individuals with mental illness, while constructing 14 units of new transitional housing to accommodate Porchlight's relocated Safe Haven facility.

Hurie presented the proposal of the African American Ethnic Academy, which calls for utilizing the existing building on the property to expand the Academy's programming.

Bruer recommended that City staff explore the cost of demolishing the existing Truman Olson building.

The CDA Sub-Committee also questioned that if the CDA receives all or part of the property, would the CDA be responsible for demolishing the existing building on the site? Would the purchase price for the land by the CDA be discounted by the cost associated with demolition? Staff was directed to research further.

Kerr questioned staff about environmental contamination on the property. Mikolajewski noted that the Army had completed an environmental assessment of the property, where they found some asbestos and lead-paint contamination within the building. The Sub-Committee asked staff to look into who would be responsible for the clean-up of any environmental contamination on the property.

Along the same lines, the Sub-Committee asked staff to research the point in time when the Army is released of all of its obligations to the property

(especially for demolition, environmental remediation, etc.).

Kerr requested staff to explore when and how the construction costs associated with the extension of Cedar Street need to be included within the City's Capital Budget, and to estimate what the cost of the that road construction might be.

O'Driscoll questioned if it was possible to both extend Cedar Street through the site, and have space available for economic development. Staff indicated that it was.

O'Driscoll questioned if staff had ranked the four NOIs received, and Mr. Hurie indicated that staff had not.

The Sub-Committee had a discussion about the use of TIF to foster redevelopment of the site.

Hurie concluded his presentation with a discussion of the NOI received from the Madison Central Montessori School. Hurie noted that the school already has a history of running its current facility, and they would utilize the entire Truman Olson property to accommodate a playground and additional outdoor activities. Mikolajewski added that their current facility is divided between a primary and annex building. The Truman Olson site would provide the school with the opportunity to consolidate their facility.

Thompson-Frater expressed some concern about the financial wherewithal of both education proposals, and the ability of the Applicants to complete their proposed projects.

Kerr requested staff to review, from a physical standpoint, the extension of Cedar Street in the context of the four proposals received by the City.

Thompson-Frater questioned if alternative locations within the City were being considered for the proposals?

Bruer requested Planning and Real Estate staff to research possible alternative locations further.

ADJOURNMENT

A motion was made by Thompson-Frater, seconded by O'Driscoll, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:15 p.m.



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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, April 8, 2008

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL110, Madison Municipal Bldg.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

1 CALL TO ORDER / ROLL CALL

Present: 3 -

Tim Bruer; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 4 -

Julia S. Kerr; Kevin M. O'Driscoll; Gregg T. Shimanski and Alice J. Fike

2 APPROVAL OF MINUTES - March 25, 2008

A motion was made by Thompson-Frater, seconded by Bruer, to Approve the Minutes. The motion passed by voice vote/other.

3 PUBLIC COMMENT - None

4 THE VILLAGER

4a The Villager Master Plan Update

Don Marx and Jim Bower provided The Villager Master Plan Update. Urban League is reviewing the Term Sheet. Is expected to respond with a counter proposal within the next 2-3 weeks. Deal needs to be structured by June 30.

The Library is proceeding with selection of architect.

There was a discussion of the concerns raised at the neighborhood meeting last Monday night relative to safety and noise issues surrounding the location of the Library. Headstart expressed safety concerns about children crossing Park Street. Also, concerns have been raised about Planned Parenthood being in a shared space/co location arrangement. These issues will be addressed in the design. Planned Parenthood is comfortable with the plans as they fit the needs of their clientele. The Library has clearly communicated its policy direction on its decision to locate on Park Street. Remediation is underway on the Mobile Gas Station.

- 4b [09890](#) CDA Amended Resolution No. 2799, authorizing the Chair and Secretary of the Community Development Authority to execute a contract with Strang, Inc., for the provision of site planning, architectural and construction documentation services for The Atrium at The Villager.

Attachments: [CDA Amended Res 2799 4-10-08](#)

Olinger introduced the resolution. Six proposals were received. The Selection Team interviewed the five (5) finalists and recommended awarding the contract to Strang, Inc.

A motion was made by Thompson-Frater, seconded by Bruer, to Accept. The motion passed by voice vote.

- 5 [08712](#) **TRUMAN OLSON ARMY ROTC FACILITY AT 1402 SOUTH PARK STREET**

Attachments: [African American Ethnic Academy NOI](#)
[Madison Central Montessori School NOI](#)
[Porchlight NOI](#)
[11-30-2007 Mayor Ltr to the CDA includes attachments](#)
[South Madison Neigh Plan Jan 2005](#)
[Wingra Market Study June 2005](#)
[Res 01363 Wingra Creek Market Study 3-7-2006](#)
[Goodwill NOI](#)
[Guidebook on Military Base Reuse and Homeless Assistance 7-2006](#)
[Memo to CDA re Truman Olson ARC 1-10-08](#)
[Res Scattered Site Hsg Fund Guidelines 11-6-1990](#)
[Res Hsg Diversity Policy 12-12-1990](#)
[BaseRedevelopmentManual3-1-2006](#)
[Truman Report Planning 4-4-08](#)
[Truman Olson Staff Review AAEA](#)
[Truman Olson Staff Review Goodwill](#)
[Truman Olson Staff review Montessori hh](#)
[Truman Olson Staff Review Porchlight](#)
[CDA Memo 4-25-08](#)
[Truman Olson Timeline 4-25-08](#)

- 5a Presentation by Brad Murphy regarding an analysis of the highest and best use of the Truman Olson site, mindful of the overall physical, infrastructure, socio-economic and planning context attending the site.

Mendoza provided an overview of the process that the CDA Community Development Sub-Committee is using to prepare a Redevelopment Plan for the Truman Olson property. At the last meeting of the CDA Community Development Sub-Committee, Hurie presented a summary of the NOIs received by the City. Today, Murphy presented an overview of previous planning efforts for the neighborhood and other planning and zoning issues related to each of the proposed uses of the property. At the next CDA Community Development Sub-Committee meeting, Hurie and Murphy will present a report integrating the findings of the previous and current CDA Community Development

Sub-Committee meetings.

Murphy presented the Planning Division Report on the Disposition of the Truman Olson Army ROTC Facility. Murphy began by recognizing the current C-2 commercial zoning of the Truman Olson property. The site is surrounded by properties with both C-2 commercial zoning and R-4 residential zoning.

C-2 zoning has permitted and conditional uses. Murphy provided a definition of permitted uses as those that are allowed by right without additional zoning approval. Conditional uses within a district are only allowed with the approval of the Plan Commission.

In addition to zoning approval requirements, redevelopment of the site would likely require a subdivision of the site through a Certified Survey Map (CSM), which would require approval by the Common Council. Finally, the location of the property within an urban design district will require architectural review and approval of proposed structures by the Urban Design Commission.

Murphy provided a specific summary of zoning and planning implications of each of the NOIs received by the City. Murphy began with the proposal of the African American Ethnic Academy (AAEA). As a school, the AAEA would most likely be considered a permitted use within the property. The AAEA is currently proposing to use the existing facility; however, significant changes to the structure would require approval of the Urban Design Commission.

Murphy continued with a discussion of the Goodwill proposal. Multi-family structures, such as is being proposed by Goodwill, are considered a conditional use within C-2 zoning. As such, the proposal would require approval of the Plan Commission. The subdivision of a new parcel for the Goodwill parcel will require the approval of a CSM by the Common Council. Finally, the new structure proposed by Goodwill will require approval of the Urban Design Commission.

Murphy next discussed the proposal of the Madison Central Montessori School. Once again, as a school, the proposal would likely be considered a permitted use within the zoning district. MCMS is proposing to possibly demolish the existing structure on the site and construct new. If they proceed in this matter, they will require a Demolition Permit from the Plan Commission, and architectural approval of the Urban Design Commission.

Murphy concluded with a discussion of the Porchlight proposal. The residential uses of the property would require a Conditional Use approval by the Plan Commission. A subdivision of the property would require approval of a Certified Survey Map from the Common Council. Finally, the architecture of the proposed buildings would require review and approval of the Urban Design Commission.

Murphy stressed that both the approval of a Demolition Permit and a Conditional Use Permit would require comparison with existing adopted plans and the need for orderly development throughout the surrounding neighborhood.

Murphy outlined previous planning efforts that included all or a portion of the Truman Olson property. These included the City's Comprehensive Plan, the South Madison Neighborhood Plan, and the Wingra BUILD Plan. The Wingra BUILD Plan is the most detailed, identifying at least ten acres of redevelopment potential within the planning area. The Wingra BUILD Plan calls for major mixed-use and transit-oriented development. An extension of Cedar Street is also prominent within the proposed plan.

Thompson-Frater questioned if there was some flexibility with the alignment of the proposed Cedar Street extension, and Mr. Murphy noted that there was.

Mendoza noted that Alder Kerr inquired about the road at the last meeting, and that more conversation was needed between City staff and surrounding property owners before a final location can be determined.

Thompson-Frater questioned if the Army (ROTC) participated in the preparation of the Wingra BUILD Plan, and Murphy noted that they had not.

Murphy provided some additional discussion of the impact of the African American Ethnic Academy and Madison Central Montessori School proposals on the property. Murphy noted that both proposals would require use of the entire property, and thus would not accommodate the extension of Cedar Street.

Murphy continued with discussions regarding the two proposals submitted by homeless organizations. Both would utilize only 1/3 of the property. The CDA would need to consider the use of the balance of the property and how this use would relate to the provision of homeless services. Murphy provided a copy Porchlight's land use proposal to demonstrate how they would accommodate the Cedar Street extension along with their proposed use. The Wingra BUILD plan calls for workforce housing. Neither homeless proposal meets this need.

Nicolette stressed that the proposed Cedar Street extension will serve as a main street for the redeveloped neighborhood.

Bruer questioned if incorporating new residential development into the site would provide an opportunity for individuals to live, work, and shop within the neighborhood?

Nicolette concurred that a mix of uses would provide this opportunity.

Murphy indicated that his staff is also in the process of working with the CDBG Office to prepare maps and a tabular summary of existing assisted living facilities found throughout the neighborhood.

Bruer noted that he would like this analysis to include an analysis of the "back-door" special needs housing. Bruer noted that attracting new market-rate residential development to the neighborhood will return economic balance to the corridor.

Thompson-Frater questioned staff about the possibility of a land swap, whereby alternative locations would be considered for the provision of homeless services.

Mendoza and Marx noted that alternative sites are currently being considered.

Nicolette stressed the need for street connections to foster redevelopment within the property. The road system creates a palette for redevelopment. If the City desires to change the negative perceptions associated with Park Street, the Wingra BUILD area is a key location for achieving this goal.

Thompson-Frater asked to verify that from a physical standpoint, all four proposals could work at the site. Murphy noted that yes, with possible adjustment of the Cedar Street extension, from a physical standpoint, each of the four proposals could work.

Mendoza noted that the type of user/project would either broaden or limit the financing for infrastructure improvements.

Thompson-Frater questioned if the existing Truman Olson building has any historic significance. Staff responded that it does not.

Bruer noted that the surrounding neighborhood desires a strong retail presence within this part of the community.

It was noted that at a recent community meeting held by Alder Kerr, residents recognized the benefits and drawbacks of each of the four proposals. It was also suggested that perhaps there could be cooperation between the two education proposals.

Bruer noted that area residents have been waiting for the redevelopment opportunities of the Truman Olson site for a long time. Bruer suggested that if the four NOI proposals were submitted to the City by a private developer outside of the BRAC process, they would have been denied for their incompatibility. Bruer recommended that the Sub-Committee look for a win-win situation, where the uses proposed within the NOI proposals could be accommodated at another location.

Bruer noted that there was unprecedented neighborhood and community support behind the Wingra BUILD Plan.

The Sub-Committee briefly discussed the possibility of new development associated with the Labor Temple property, as outlined in the Wingra Build Plan.

5b Lake Point Condominiums Update

Brown provided the Lake Point update. The marketing brochure is done and will be distributed at the CDA April 10 meeting. Brown is on communication with the condo owners and developer on resolving the concerns raised by the condo owners. A full progress report will be provided at the CDA April 10 meeting.

6 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:15 p.m.



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Friday, April 25, 2008

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL110, Madison Municipal Bldg.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

1 CALL TO ORDER / ROLL CALL

Present: 3 -

Julia S. Kerr; Tim Bruer and Kelly A. Thompson-Frater

Excused: 4 -

Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

2 APPROVAL OF MINUTES - April 8, 2008

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

3 PUBLIC COMMENT

At the request of Bruer, Captain Jim Wheeler from the South Police District appeared before the Sub-Committee to share his views on the public safety aspect of the Truman Olson Project as it relates to South Madison as a whole. He noted that South Madison already has a significant concentration of special needs services that demand resources which greatly impact the Police Department. Wheeler stated that, in his opinion, South Madison cannot absorb any additional special needs housing as the Police Department already has its hands full dealing with prostitution and drug dealing. Wheeler concluded by stressing the need to focus on economic development as opposed to creating additional special needs services.

Ms. Heidi Wegleitner registered and spoke in support of the Porchlight proposal, noting legal considerations and that the project is cost effective, meets an unmet homeless need and is consistent with the Wingra BUILD Plan. In conclusion, she urged the Sub-Committee not to pass up this opportunity.

4 [08712](#) **TRUMAN OLSON ARMY ROTC FACILITY AT 1402 SOUTH PARK STREET**

- 4a Presentation by Brad Murphy and Hickory Hurie on the analysis and recommendations, integrating the previous findings in the analysis of the Notices of Interest received and highest and best use of the Truman Olson site.

Mendoza provided a brief overview of the previous analysis and presentation by Hurie and Murphy. Today's presentation by Hurie is an integration of those findings. Mendoza stressed that much more work and guidance from the Committee are needed on the alternatives to pursue and how we move ahead. Hurie stated in his report that the Porchlight proposal seems to be the strongest proposal. Hurie outlined two alternatives: (1) To redevelop the parcel so that one of the housing agencies can site its proposed housing on the site and leave room for redevelopment of the remainder and (2) to accommodate the housing proposal off site so that the City and the CDA can arrange with a third party to facilitate development of the site and nearby lands between Fish Hatchery Road and Park Street. Hurie highlighted the advantages and disadvantages of each option.

Murphy reviewed a map of the distribution of 2006 assisted housing and temporary housing sites in Madison, noting that the map is in the process of being updated. The map was discussed at length and will be updated and expanded to include the number of units comparison, alcohol/drugs community based residential facilities, correction institutions, detox centers, special need areas and areas with concentrated calls for service. The map should be ready in about two weeks.

Mendoza stated that staff will proceed with talking to adjacent owners to update them and get their feedback. Staff will also begin discussion with Porchlight on locating an alternative site for their housing proposal.

- 4b Continued discussion on the issues that need to be addressed and the process and timeline for preparing a redevelopment plan and homeless assistance submission for the Truman Olson Army ROTC facility at 1402 South Park Street.

Brown distributed an updated project timetable and Sub-Committee meeting schedule through September 9, 2008.

5 **LAKE POINT CONDOMINIUMS UPDATE**

Brown provided the Lake Point Condos Update. He noted that traffic had picked up at the site, two accepted offers have been received, but the developer had not made any progress in responding to the complaints and concerns raised by the owners. Bruer stated that the residents are committed to the project and are urging the CDA to intervene and take the project over. Bruer concurs with the residents and has repeatedly expressed his dissatisfaction with the developer over their poor performance in managing the project. Brown stated that there will be an article in the Isthmus newspaper, featuring the project in response to an outcry by the owners, who

contacted the Isthmus.

Brown noted that the developer has not yet paid their first quarter interest payment, which was due on April 1, 2008. Brown has spoken with the Assistant City Attorney Anne Zellhoefer and was told that as a result of the loan now being in default, the CDA may begin legal proceedings. Bruer requested that staff contact Zellhoefer to: (1) Go over the legal path and (2) obtain an opinion on the default, (3) the CDA's ability to retain an independent manager for the Condominium Association and (4) any outstanding liens and judgments that may be filed against the property. Brown noted that at Bruer's request, he had contacted the developer for a detailed accounting of the revenue and expenses of the Condo Association, including a bank verification, verifying the fund balance and establishment of a segregated account.

6 THE VILLAGER MASTER PLAN UPDATE

Marx and Bower provided the Master Plan Update. There was discussion regarding: (1) The Addendum to the Strang Architectural Services Contract for Tenant Improvements and (2) the Construction Manager / Contractor Services Request for Proposals.

A motion was made by Thompson-Frater, seconded by Bruer, to recommend the Addendum to the Strang Architectural Services Contract for Tenant Improvements and the Construction Manager / Contractor Services Request for Proposals. The motion passed by voice vote. Resolutions will be prepared for both of these items for the May 8 CDA meeting.

CLOSED SESSION NOTICE

A motion was made by Thompson-Frater, seconded by Bruer, to Convene into Closed Session. The motion passed by voice vote.

Excused: 4 -

Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes: 3 -

Julia S. Kerr; Tim Bruer and Kelly A. Thompson-Frater

6a Discussion of Urban League Term Sheet

A motion was made by Thompson-Frater, seconded by Bruer, to Reconvene. The motion passed by voice vote.

Excused: 4 -

Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes: 3 -

Tim Bruer; Kelly A. Thompson-Frater and Julia S. Kerr

7 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:50 p.m.



City of Madison

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

Thursday, May 29, 2008

12:00 PM

LL110, Madison Municipal Bldg.
215 Martin Luther King, Jr. Blvd.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

1 CALL TO ORDER / ROLL CALL

Present: 2 -

Tim Bruer and Kevin M. O'Driscoll

Excused: 5 -

Julia S. Kerr; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

2 APPROVAL OF MINUTES - April 25, 2008

A motion was made by O'Driscoll, seconded by Bruer, to Approve the Minutes.
The motion passed by voice vote.

3 PUBLIC COMMENT - None

4 [08712](#)

Truman Olson Army Reserve Facility at 1402 South Park Street

Murphy presented a map and tables highlighting the location of assisted and subsidized housing units throughout the community. The Sub-Committee reviewed and discussed the distribution of these units.

Mr. O'Driscoll inquired about the time frame of the Army vacating the Truman Olson facility, and it was confirmed that the site would not be available to another user until 2011.

The Sub-Committee directed staff to explore alternative locations to accommodate the Notices of Interest submitted by both Goodwill and Porchlight, with Porchlight being given first priority. The Sub-Committee expressed a desire for a shorter time frame than the 2011 availability of the Truman Olson site.

Mr. O'Driscoll questioned Porchlight about whether or not they had been researching possible alternative locations.

Mr. Steve Schooler of Porchlight noted that it has been extraordinarily difficult to find an alternative location. Porchlight's dream site would be about an acre in size to accommodate two buildings. Mr. Schooler noted that if necessary, they could co-locate both facilities in a single structure with separate entrances. The site must be served by bus service, have a nearby grocery store, and ideally a drug store and medical services nearby. Porchlight would prefer vacant property to build a new facility.

Mr. Schooler noted that Porchlight is currently considering an alternative property. They will likely be making an offer on the site, and will then make a determination about whether or not it will be suitable. A meeting with City staff regarding the site is scheduled for the next day. It was noted that the alternate location is substantially larger than the one-acre required by Porchlight.

Ms. Elena Golden of Goodwill of South Central Wisconsin was asked about Goodwill's location preferences. Ms. Golden noted that their ideal project would be to build new; however, they would consider redeveloping an existing building. Goodwill requires a site located on a bus line. Goodwill would prefer an eight-unit building; however, a five to eight-unit facility would be acceptable.

The Sub-Committee directed staff to begin preparing a Redevelopment Plan for the Truman Olson property that calls for use of the site for economic development purposes as outlined in the Wingra BUILD plan.

The Sub-Committee confirmed that per the Wingra BUILD plan, the use of the Truman Olson property for educational purposes was not supported.

5 ADJOURNMENT

A motion was made by O'Driscoll, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:05 p.m.