



City of Madison

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

Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Wednesday, July 30, 2008

12:00 PM

Room LL-130, Madison Municipal Bldg.
215 Martin Luther King, Jr. Blvd.

SPECIAL MEETING

1 CALL TO ORDER / ROLL CALL

Stuart Levitan, Chair

Present: 6 -

Tim Bruer; Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 1 -

Julia S. Kerr

2 PUBLIC COMMENT - None

3 ALLIED DRIVE REDEVELOPMENT

3a [11187](#)

CDA Resolution No. 2813, authorizing the Chair and the Secretary of the Community Development Authority to execute a Third Amendment to the contract with Schreiber/Anderson Associates, Inc., for the provision of site planning, architectural, and engineering services as part of the redevelopment of Allied Drive, and to increase the compensation.

A motion was made by O'Driscoll, seconded by Shimanski, to Receive and Place On File. The motion passed by voice vote.

3b [11458](#)

CDA Resolution No. 2815, authorizing the Chair and the Secretary of the Community Development Authority to execute a Contract with Eppstein Uhen Architects, for the provision of architectural, site planning, and engineering services as part of the redevelopment of Allied Drive.

Olinger shared with the CDA the fee and scope proposal, totaling \$907,614, he had received from Eppstein Uhen for the next design phases. The fee is significantly higher than the CDA had expected.

A motion was made by Thompson-Frater, seconded by Fike, to refer, pending Thompson-Frater and Olinger having further discussion with Eppstein Uhen on negotiating the fee. The motion passed by voice vote.

4 THE VILLAGER UPDATE

Bower and Olinger provided an update on the Atrium design. The work is proceeding on schedule for end of October groundbreaking. Plans on the exterior elevations and layout were presented. A community meeting has been scheduled for August 13.

- 4a [11404](#) CDA Resolution No. 2814, authorizing the Chair and Executive Director to execute a second amendment to the lease with Cooperative Educational Service Agency 2 for space within The Villager.

A motion was made by O'Driscoll, seconded by Shimanski, to Accept. The motion passed by voice vote.

5 PUBLIC HEARING (12:00 NOON)

- 5a [11198](#) CDA Resolution No. 2812, authorizing the execution of a Development Agreement between the CDA and the Urban League of Greater Madison for the sale of a parcel of CDA-owned land within the boundaries of The Villager located on South Park Street for the construction of an office building.

At 12:10 p.m., the Chair declared the public hearing open. There were no registrants and no written comments had been received. The Chair then declared the public hearing closed.

Olinger distributed copies of the scheme. The building will house the Public Library on the first floor. Urban League will be located primarily on the second floor exclusively. The third floor will be leased by Planned Parenthood. The parking for the building will be leased on a specific number of stalls to determine an annual lease and maintenance cost. In the event construction of the building commences on or before October 31, 2008, the purchase price of the property shall be reduced from \$18.00 per square foot to \$12.00 per square foot. Olinger also distributed copies of the draft redevelopment schedule that will get them to the October 31 construction start date.

A motion was made by Fike, seconded by Shimanski, to Accept. The motion passed by voice vote.

6 ADJOURNMENT

A motion was made by Shimanski, seconded by O'Driscoll, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:00 p.m.