



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, February 9, 2010

12:00 PM

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

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### ~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

#### CALL TO ORDER / ROLL CALL

**Present:** 3 -

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

**Excused:** 4 -

Julia S. Kerr; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

#### 1 APPROVAL OF MINUTES: January 26, 2010

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

#### 2 PUBLIC COMMENT: None

#### NEW BUSINESS

#### 3 THE VILLAGER UPDATE

3a

[17359](#)

CDA Resolution No. 2942, authorizing an amendment to the CDA contract with J.H. Findorff & Son, Inc. for construction manager/contractor services for the remodel of the Atrium at The Villager.

Marx introduced the resolution which authorizes an extension of the contract until March 31, 2010 and an expenditure of an additional \$101,111 which will revise the fee from \$487,300 to \$588,411. This will have no budget impact.

A motion was made by O'Driscoll, seconded by Thompson-Frater, to Adopt. The motion passed by voice vote.

#### 4 BURR OAKS SENIOR HOUSING UPDATE

Marx provided the Burr Oaks Senior Housing update:

- Seven properties to be acquired.
- Letters/offers have been sent to each of the owners.

- Have received accepted offers from Hammonds and Lucille with scheduled closings later this month.
- Jurisdictional offers to Bobo and Thao with a February 17 deadline. Thao has not responded.
- Proceeding on schedule.
- The relocation efforts have been running smoothly with no complaints filed. All residents except 16 have been moved.
- Relocation on budget.
- Goal is to have all buildings vacated by end of May 2010.
- Management company in place.
- Zellhoefer suggested that as a precautionary measure, any left over funding should be maintained to cover any potential legal fees down the road.

**5 TRUAX PARK UPDATE**

Olinger provided the Truax Park update.

Bruer questioned whether McGann Construction was in good standing with the trade labor unions. Bruer noted that McGann should be invited to a future meeting to address this issue. Olinger will follow up with McGann on this matter and report back to the Committee.

**5a Gap Financing Results**

- Finance Team met last week.
- Funding prospects include \$413,000 of T CAP from WHEDA and possibly Capital Fund stimulus monies for public housing.
- Anticipate a mini application round in April for the Capital Fund stimulus monies.

**5b Section 8 Voucher Distribution**

- Options are: (1) No Section 8 project-based vouchers, (2) 20 vouchers or (3) 36 vouchers.
- Prospects for 2010 not good.

**5c Third Party Management of Units**

- Looking at using existing staff to manage with different software: Will be meeting with Stone House.

**5d Financing Plan**

- Will have more information on financing plan next month.

