

City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, February 9, 2010

12:00 PM

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

~ 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.

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- 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.

5e 17351

CDA Resolution No. 2937, authorizing the release of a Request for Proposal (RFP) to prepare a HOPE VI or Choice Neighborhoods Initiative application related to the Truax Park Apartments (Project WI3-8), the Wright Street Townhomes (Project WI3-1A) and Webb-Rethke Apartments (Project W13-1B) Low Rent Public Housing redevelopment and providing that the CDA Chair and Secretary may enter into a contract with the selected consultant(s).

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

6 FUTURE AGENDA ITEMS: No discussion.

7 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: 4 -

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

Ayes: 3 -

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

- 7a Discussion/action regarding the financing application for Wingra Commons, LLC Senior Housing Project
- 7b Discussion on negotiations of the Development Agreement between the CDA and Horizon Development Group, Inc. for the proposed Burr Oaks Senior Housing Rdevelopment Project

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

Excused: 4 -

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

Ayes: 3 -

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

8 ADJOURNMENT

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