



City of Madison

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

Thursday, March 10, 2016

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

[35867](#)

SCHEDULED MEETINGS:

CDA Regular Meeting: Thursday, April 14, 4:30 p.m., Room 260 MMB

CALL TO ORDER / ROLL CALL

Chairperson Brassler called the meeting to order at 4:32 p.m.

Staff present: Natalie Erdman, Tom Conrad, Augie Olvera, Deborah Rakowski, and Matt Wachter.

Present: 5 - Sara Eskrich; Daniel G. Guerra, Jr.; Lauren K. Lofton; Dean Brassler and Kelly A. Thompson-Frater

Excused: 2 - Sheri Carter and Sariah J. Daine

1 APPROVAL OF MINUTES

A motion was made by Eskrich, seconded by Lofton to Approve the February 11, 2016 Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

Natalie stated that Augie Olvera has given notice of his retirement on June 3, 2016. Kelly Thompson-Frater's last meeting will be in April 2016. The board discussed the May 2016 meeting. The meeting will be held at Revival Ridge on May 12th at 5:00 p.m.

5 [41675](#) HOUSING OPERATIONS MONTHLY REPORT

Augie presented the Housing Operations Monthly Report, attached.

The Board discussed the memo regarding CDA Wait List Preferences, attached. Kelly proposed that the CDA begin the process of changing the Administrative Plan to add a rent burden preference for Housing Choice Voucher (HCV) applicants. Augie will begin this process and bring this item back to the Board at the appropriate time.

5A [42094](#) Discussion on Housing Choice Voucher Program funding for 2016

Tom provided the following update:

120 families were added to the Housing Choice Voucher (HCV) Program in 2015. In January 2016 based on the number of vouchers in use, the average assistance being paid out and the increase in rents the CDA made the decision to stop issuing vouchers. Tom explained that while projected expenses for 2016 exceeds the authorized budget authority the CDA planned to spend reserves to ensure all obligations were met and utilization is kept as high as possible. In a phone call with HUD yesterday, he spoke with the Shortfall Prevention Team who advised that they would like to see a resolution from the Board acknowledging the Board has been briefed on this issue. He intends to come back to the Board with a resolution next month.

Dean stated that there is no action required on this point but we will look for a resolution next month.

6 [20808](#) THE VILLAGE ON PARK

Kris Koval provided an update. A new property manager, Eric Boswell, has taken over the position from Kevin.

6A [41941](#) CDA Resolution No. 4174, authorizing an amendment to the Property Management Agreement executed between the CDA and Siegel-Gallagher Management Company for the extension of the property management agreement for The Village on Park.

A motion was made by Lofton, seconded by Guerra, Jr., to Approve CDA Resolution No. 4174. The motion passed by voice vote.

7 [42031](#) CDA Resolution No. 4175 - Declaring 7933 Tree Lane, Madison, Wisconsin, a blighted property as defined in Wisconsin Statutes 32.03(6)(a).

A motion was made by Thompson-Frater, seconded by Lofton to refer to the next meeting for further information with the city attorney present. The motion passed by voice vote.

8 [42041](#) Sherman Plaza, Inc. Madison Capital Revolving Fund Loan Request

Joe presented the Sherman Plaza, Inc. Madison Capital Revolving Fund Loan (MCRF) Request, attached.

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve the Sherman Plaza, Inc. MCRF Loan Request. The motion passed by voice vote/other.

9 [25012](#) MOSAIC RIDGE UPDATE

Matt provided an update:

- The model house as well as the garage and landscaping for the MATC house will both finish in April depending on weather.
- We plan to close on our first sale in 1 week. Overall there has been a lot of interest.
- Last month we approved a sale to Habitat for Humanity which we should be closing by the end of April. It takes them about 1 year to build a house.
- By summer we should have 5 houses.

10 [35665](#) ALLIED DRIVE UPDATE

None.

10A [41957](#) Amending Enactment No. RES-08-00057 and authorizing the Mayor and City Clerk to execute a purchase and sale agreement and partial release of mortgage for CDA-owned lots in the Allied Drive area.

A motion was made by Guerra, Jr., seconded by Eskrich to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote.

11 [33361](#) TRUAX PARK REDEVELOPMENT UPDATE

Matt recommended this item be removed as an automatic agenda item in the future.

12 [35133](#) CDA EXECUTIVE DIRECTOR'S REPORT

None.

13 [36526](#) BUSINESS BY THE COMMISSIONERS

Matt recommended that the Triangle should be added as an agenda item in the future .

14 **ADJOURNMENT**

A motion was made by Guerra, Jr., seconded by Eskrich, to Adjourn the meeting at 6:35 p.m.. The motion passed by voice vote/other.