



City of Madison

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

Thursday, September 5, 2013

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ Community Development Subcommittee Meeting ~

*** A quorum of the Community Development Authority may be present ***

SCHEDULED MEETINGS:

Housing Operations Subcommittee: Mon., Sept. 9, 3 p.m., 120 MMB
Allied Development Subcommittee: Tues., Sept. 10, Noon, 313 MMB
CDA Regular Meeting: Thurs., Sept. 12, 4:30 P.M., 260 MMB
CDA Special Meeting: Thurs., Sept. 26, 4:30 p.m., 313 MMB
Community Development Subcommittee: Thurs., Oct. 3, Noon, 313 MMB

CALL TO ORDER / ROLL CALL

Staff Present: Natalie Erdman and Matt Wachter

Present: 2 -

Daniel G. Guerra, Jr. and Lauren K. Lofton

Excused: 5 -

Sue Ellingson; Paul E. Skidmore; Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

1 APPROVAL OF MINUTES: July 10, 2013

A motion was made by Lofton, seconded by Guerra, Jr., to Approve the Minutes of the meeting of July 10, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

Guerra said his employer has a business relationship with Lane's. Bakery He'll recuse himself from voting on that item.

- 4 [28885](#) CDA Executive Director's Report
- See attached report from Natalie Erdman.
- A motion was made by Lofton, seconded by Guerra, to accept the report.
The motion passed by voice vote.
- 5 [20808](#) **The Village on Park Update**
- 5A [31479](#) CDA Resolution No. 4038, authorizing the Chair and Executive Director to execute a lease amendment with Lane's Bakery.
- Erdman said the terms of the lease remain the same, except the amount of space has been expanded. There were no objections to the resolution.
- 6 [31642](#) Process for Prioritizing Redevelopment of Public Housing Sites
- How do we prioritize which property we work on next?
 - By the end of the year, we'll have a plan for the remainder of Truax.
 - Money is in the budget for next year if it's approved by Council to plan for redevelopment of public housing.
 - Studies we feel are necessary to inform a redevelopment plan and use 2014 to work through a plan for whatever property we would work on next.
 - Section 42 Tax Credits application is due in February.
 - Erdman distributed a list of CDA properties. Properties highlighted in blue means there is excess land available.
 - Romnes is the largest property.
 - Baird Fisher and Webb Rethke has a park next to it and the apartments are really old.
 - Lofton asked what do we mean when we say redevelop. Tear down, rebuild? Erdman said yes. Lofton said we need a plan for the people who live there. Erdman said with Truax we built new, moved the people there and then did more work. No one was displaced.
 - Guerra asked how do we use additional resources to create cash flow. Erdman asked what will reduce overall maintenance costs. What will reduce needs for capital?
 - Guerra - Maintain existing # units or add additional units. Erdman said we should not diminish the number of units we have.
 - Lofton - Take opportunities that arise.
 - Guerra - Reduce maintenance costs. Create additional cash flow. Capital costs over the next five years. Braxton Place and Romnes - both built in 1960s. Webb Rethke as well. Erdman said we should do a capital needs assessment. If you're going to look at Triangle, look at the whole thing. Parkside is project-based through WHEDA. They're holding \$800,000. If we don't use it, they keep it. Karabis is super low density and really needs work. Triangle is a major endeavor. A lot of input from City and stakeholders as needed.

Wachter said we need a master plan and a 5-10 year process.

- Erdman - Romnes is easier because it doesn't have a commercial element. Wachter said it's also a stable neighborhood. Erdman said then we would just be redeveloping housing, not the neighborhood.
- Guerra - Kelly needs to be part of these discussions too. Identify 3 or 4 and talk later with Kelly.
- Lofton - Three or four seems too much. Jumping the gun a little. Come up with more parameters. Erdman said start with a capital needs assessment, see what land is available. Triangle is major effort - come up with a plan to assess the Triangle.
- Guerra said there are four opportunities; what order do we tackle them in.
- Webb-Rethke, Tenney, Romnes, Baird-Fisher. Will come up with more info on those FOUR sites and we can discuss it then.

CLOSED SESSION NOTICE

When the Community Development Authority considers the following item, it may go into closed session pursuant to Section 19.85(1)(e), Wisconsin Statutes, which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. If the CDA does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wisconsin Statutes, Section 19.85(2).

A motion was made by Lofton, seconded by Guerra, Jr., to Convene into Closed Session. The motion passed by voice vote.

7 Go into closed session to take action on debt and equity proposals for Truax Park Development Phase 2

A motion was made by Lofton, seconded by Guerra, Jr., to Reconvene. The motion passed by voice vote.

8 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Lofton, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:04 p.m.