



City of Madison

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

Agenda - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, October 8, 2009

4:30 PM

825 Hughes Pl., Community Rm.
South District Police Station

~ Please note change in meeting location ~

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.

CALL TO ORDER / ROLL CALL

SCHEDULED MEETINGS:

Community Development Subcommittee: Tues., Oct. 20, Noon, 313 MMB

Housing Operations Subcommittee: Wed., Nov. 11, 4:30 pm, 120 MMB

Allied Development Subcommittee: Fri., Oct. 16, Noon, 313 MMB

CDA Special Meeting: Thurs., Oct. 22, 4:30 pm, 313 MMB

CDA Regular Meeting: Thurs., Nov. 19, 4:30 pm, 313 MMB

CDA BOARD MEMBERS: If you are unable to attend any of these meetings, please contact Percy Brown at 266-6558 or pbrown@cityofmadison.com

1 APPROVAL OF MINUTES

August 13, 2009: <http://legistar.cityofmadison.com/calendar/#current>

2 PUBLIC COMMENT

3 **COMMUNICATIONS**

[16122](#) Letter from Mr. Dan Neuman to the CDA regarding concerns about the proposed demolition in connection with the Burr Oaks Senior Housing Project.

4 [12318](#) **LAKE POINT CONDOMINIUMS UPDATE**

August and September 2009

5 **ROUTINE BUSINESS**

5a [15853](#) Housing Operations Monthly Report
by Agustin Olvera, Housing Operations Division Director

[16169](#) Housing Operations Monthly Report

5b [15871](#) CDA Resolution No. 2893, restoring the payment for the Section 8 Housing Choice Voucher Program for 2009.

5c [15872](#) CDA Resolution No. 2894, authorizing the signing of a contract for All Sites Sidewalks Repair and Replacement. This line item has been budgeted for and funds are available.

5d [15889](#) CDA Resolution No. 2895, authorizing the acceptance of 2009 Capital Fund Program grant award under the Low-Rent Public Housing Program.

5e [16172](#) CDA Resolution No. 2898 - Authorizing the submission of the required 5-Year and 2010 Annual Agency Plan.

5f [16173](#) CDA Resolution No. 2899 - Authorizing a one-year extension of the contract with the Mental Health Center of Dane County for services in the Triangle.

5g [16180](#) CDA Resolution No. 2900 - Harvey and Turbot Avenue apartments exterior painting with gutter and downspout replacement.

5h [16181](#) CDA Resolution No. 2901 - Russett Road, South Whitney & Capital Avenue apartments roof repair and re-shingling.

5i [15873](#) Economic Development Status Report - August & September 2009

5j [16123](#) Consideration of a request from Ms. Janice Piper for an exception to the Loan Subordination Policy for her property located at 114 Talmadge Street.

6 [15322](#) **TRUAX PARK UPDATE**

6a Sale of Tax Credits

6b Gap Financing Results

6c [15594](#) CDA Resolution No. 2884, authorizing the preparation and issuance of a Request for Proposals for Construction Manager/Contractor Services for the Truax Park Redevelopment Phase 1 Project.

7 DETAILED BUSINESS

7a [16162](#) Informational update on the CDA issuance of bonds for the WARF WID-MIR Project

8 BUSINESS BY THE COMMISSIONERS

8a Housing Merger Planning Committee Status Report - August & September 2009

by Kevin O'Driscoll, CDA Vice-Chair

8b Community Development Subcommittee Status Report - August & September 2009

by Ald. Timothy Bruer, Chair, Community Development Subcommittee

8c Report on the September 3 meeting with the Community Development Block Grant Commission

by Gregg Shimanski, CDA Chair

8d CDA Web Site Report and Discussion

8e CDA Subcommittee Chair Appointment

8f [16130](#) CDA Resolution No. 2896, amending the Bylaws of the Community Development Authority of the City of Madison.

8g Discussion regarding CDA meeting attendance

9 [12625](#) ALLIED DRIVE UPDATE

- a) Land Use/Entitlements
- b) Financing
- c) Design/Sustainability
- d) Relocation
- e) Public Works
- f) Neighborhood Process
- g) Construction
- h) Employment Opportunities for Residents
- i) Phase II Discussion
- j) Budget

- 9k Allied Development Subcommittee Report - August & September 2009
by Kelly A. Thompson-Frater, Chair, Allied Development Subcommittee
- 9l [15026](#) Allied Property Management Report
- 10 [08712](#) **Truman Olson Army Reserve Facility at 1402 South Park Street**
- 11 **THE VILLAGER UPDATE**
- 11a [15870](#) CDA Resolution No. 2892, authorizing the execution of a lease with Madison Area Urban Ministry for space within the Atrium at The Villager.
- 11b [15881](#) Discussion of Villager Signage Package
- 11c [16124](#) CDA Resolution No. 2897, authorizing change orders to contracts for Phases A, B, C and D of The Atrium remodeling at The Villager.
- 11d Presentation regarding the Draft 2010 Operating Budget for The Villager
- 12 **BURR OAKS SENIOR HOUSING DISCUSSION**
- 12a [15874](#) CDA Resolution No. 2890, adopting a relocation order for the acquisition of property located at 2405, 2409, and 2413 Cypress Way and 826, 830, 834 and 838 West Badger Road in the Badger Ann Park Redevelopment area.

CLOSED NOTICE SESSION

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).

- 12c Discussion regarding Burr Oaks acquisitions

13 ADJOURNMENT