



City of Madison

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

Thursday, October 8, 2009

4:30 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll; Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

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

A motion was made by Fike, seconded by Thompson-Frater, to Approve the Minutes. The motion passed by voice vote/other.

2 PUBLIC COMMENT - None

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.

Received.

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

Keller Williams, the new marketing team, took control this month of the marketing effort, and are aggressively in pursuit of prospects. The Marketing Team will be prepared to make a presentation at the November 19 meeting. Open house activity in September began slow, but gradually picked up. There is one contract for a conversion unit. The revenue side is lagging behind the estimate, due to the lack of town home sales as predicted. The idea of expanding parking at the site is being pursued. Brown stressed that there are major site constraints. Two concepts have emerged, but each one has major drawbacks. These findings will be presented at the November 19 meeting.

5 **ROUTINE BUSINESS**

5a [15853](#) Housing Operations Monthly Report

Olvera reviewed the monthly report. He raised the question as to whether we could fund the Section 8 shortfall. Staff is awaiting to see the final numbers. It appears the supplemental funding may not cover August. Staff has no sense of the amount of the shortfall, which will be difficult to administer.

A motion was made by Fike, seconded by Levitan, to Accept. The motion passed by voice vote.

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

A motion was made by Bruer, seconded by Fike, to Approve. The motion passed by voice vote.

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.

A motion was made by Bruer, seconded by Fike, to Approve. The motion passed by voice vote/other.

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

A motion was made by Bruer, seconded by Fike, to Approve. The motion passed by voice vote/other.

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

A motion was made by Bruer, seconded by Fike, to Approve. The motion passed by voice vote/other.

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.

A motion was made by Bruer, seconded by Fike, to Approve. The motion passed by voice vote/other.

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

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

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

A motion was made by Bruer, seconded by Thompson-Frater, to Accept. The motion passed by voice vote.

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.

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

6a-b [15322](#) **TRUAX PARK UPDATE**

Olinger provided the Truax Park update:

- Had two listening sessions which went well.
- Progress on Madison Apprenticeship Program and minority participation.
- Have not yet sold tax credits which appear to be at the 60- to 65-cent range on the dollar.
- Did not receive HUD Gap Funding.
- Will explore other options such as CAP funding.
- The gap is estimated at around \$2.75 million.
- Tax credits must be sold in 1 ½ to 2 years.

- 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.

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

7 DETAILED BUSINESS

- 7a [16162](#) Informational update on the CDA issuance of bonds for the WARF WID-MIR Project
- Zellhoefer provided an overview and update regarding the project and the process. In 2007, the CDA created a redevelopment district to allow WARF to apply for up to \$185 million in tax-exempt redevelopment bonds to assist with the construction of a 300,000 square foot biomedical research facility on the 1200 and 1300 blocks of University Avenue. To date, the CDA has also adopted the conditional award resolution and held the TEFRA public hearing. Following those actions, the process was put on hold due to the collapse of the financial markets. Now that the markets are stable, WARF is ready to proceed through the final steps of the approval process with a goal of closing by year-end. Zellhoefer will be drafting a Council resolution and report to be introduced at the next Council meeting. The final bond resolution will be considered by the CDA at the November 19 meeting. George Austin, representing WARF, registered in support of adoption and available to answer questions. The CDA responded favorably.

8 BUSINESS BY THE COMMISSIONERS

- 8a Housing Merger Planning Committee Status Report - August & September 2009
- The Committee has completed its work and will be producing a final report. A merger is not being recommended. Among the recommendations is the call for a land banking initiative.
- 8b Community Development Subcommittee Status Report - August & September 2009
- No report.
- 8c Report on the September 3 meeting with the Community Development Block Grant Commission
- Shimanski reported that the meeting went well. They vowed to work together. Clingan was very complimentary.
- 8d CDA Web Site Report and Discussion
- Levitan reported that tremendous progress has been made on the web site development and that an overhead presentation regarding the web site will be made at the November 19 meeting.

8e CDA Subcommittee Chair Appointment

Fike was appointed as Chair of the Housing Operations Subcommittee.

8f [16130](#)

CDA Resolution No. 2896, amending the Bylaws of the Community Development Authority of the City of Madison.

This item was referred to the November 19 meeting in order to comply with the By laws amendment procedure.

8g Discussion regarding CDA meeting attendance

Shimanski noted that there has recently been a problem with meeting attendance among the Commissioners and their arriving at the meetings on time. He urged the Commissioners to do better.

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

Olinger provided the Allied Drive update:

- Minor alterations done.
- Exterior punch list done.
- The resolution on change orders is forthcoming.
- Construction ahead of schedule.
- Came in under budget.
- Resolution of accommodations.
- Will receive \$100,000 in MG&E grants.
- A candidate for Focus on Energy grants.
- All Birch Hill Square residents will be out of the buildings by October 31: No problems with the moves reported.
- 2010 Second Phase Budget in place.
- Phase 2 discussions will occur at the next Allied Development Subcommittee meeting.

9k Allied Development Subcommittee Report - August & September 2009

No report.

- 9I [15026](#) Allied Property Management Report
- All units have been applied for.
 - Four remaining units to fill.
 - Two Birch Hill Square residents have moved in and two more will hopefully be moving in.
 - Goal is to be fully leased by end of November.
- 10 [08712](#) **Truman Olson Army Reserve Facility at 1402 South Park Street**
- There has been a budget amendment to purchase the Water Utility site and conduct environmental remediation.
 - CDBG has recommended \$300,000 to Goodwill for site on northeast side.
 - A detailed report on Truman Olson will be presented at the November 19 meeting.
- 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.
- A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve. The motion passed by voice vote.**
- 11b [15881](#) Discussion of Villager Signage Package
- The signage package was referred by UDC to October 21.
 - UDC has concerns about the signs (layout and location) in The Atrium.
 - Ryan Signs has been asked to go back to the drawing board and make necessary adjustments.
 - Frater-Thompson noted that many of her questions were clarified by Mary Beth at Ryan Signs.
- 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.
- A motion was made by Levitan, seconded by Fike, to Approve. The motion passed by voice vote.**
- 11d Presentation regarding the Draft 2010 Operating Budget for The Villager
Referred to the November 19 meeting.

12 BARR 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.

A motion was made by Bruer, seconded by Kerr, to Approve. The motion passed by voice vote.

- 12c Discussion regarding Burr Oaks acquisitions

Marx provided the update on the project and the relocation plan and assistance:

- Owner compensation is provided based on an appraisal.
- Owner can accept or counter with their own appraisal (paid for by CDA). Then an accurate determination of value is made.
- CDA provides final jurisdiction offer.
- Landlord has certain rights to contest the compensation before an independent commission.
- O'Driscoll noted that the process will be fair.
- Bruer stated that the project had strong community support. He thanked staff and the residents for their efforts in the process.
- It has been reported that a Senior Low-Income Housing Tax Credit project is being proposed in Alder Kerr's District: In response to Levitan's question as to what impact that project will have on the Burr Oaks Senior Housing Project, Marx stated that he did not know.

The following persons registered under this item:

1. Tiffany C. Johnson, representing Daniel Neuman, 830 Badger Road, #2/West Towne Mall: Oppose, wish to speak.
2. Brad Boyle, representing Burr Oaks Neighborhood Association, 1028 Fiedler Lane: Support, wish to speak.
3. Dale Cox, representing Burr Oaks Neighborhood Association, 1045 Ridgewood Way: Support, wish to speak.
4. Lue Thao, representing Thao Apartments, 406 Rustic Drive: Support, do not wish to speak.
5. Elaine Staley, 933 Magnolia Lane: Support, available to answer questions.
6. Jared Jambois, 1173 Petra Place, #8: Support, wish to speak.
7. Brenda Frary, 903 West Badger Road: Support, do not wish to speak.

8. Ruth Ann Bauhs, 922 Sequoia Trail: Support, do not wish to speak.
9. Sherry Lucille, 414 Diving Hawk Trail: Did not support or oppose, wish to speak.
10. Duane Steinhauer, 1006 Badger Road: Did not support or oppose, wish to speak.

13 ADJOURNMENT

The meeting adjourned at 6:50 p.m.

A motion was made by Bruer, seconded by Fike, to Adjourn. The motion passed by voice vote.