



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

---

Tuesday, June 8, 2010

12:00 PM

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

---

### ~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

#### CALL TO ORDER / ROLL CALL

**Present:** 2 -

Tim Bruer and Kevin M. O'Driscoll

**Excused:** 5 -

Gregg T. Shimanski; Julia S. Kerr; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

#### 1 APPROVAL OF MINUTES: May 25, 2010

A motion was made by O'Driscoll, seconded by Bruer, to Approve the Minutes.  
The motion passed by voice vote.

#### 2 PUBLIC COMMENT: None

#### NEW BUSINESS

#### 3 BURR OAKS SENIOR HOUSING UPDATE

Rolfs provided the update:

- All seven buildings have been emptied out.
- Demolition plans go before Plan Commission on June 21.
- Bruer noted that he could not support the realignment of Cypress Way because he did not want to jeopardize the Burr Oaks Senior Housing Project.
- Bruer commended staff for its efforts on this project.

#### 4 TRUAX PARK UPDATE

#### 4a Gap Financing Results

- Still working on securing funds for Gap.

- Is pursuing a low interest loan from the Affordable Housing Trust Fund to be repaid. Landgraf to talk with CDBG Committee Chair.

**4b Section 8 Voucher Distribution: No Report**

**4c Financial Plan**

Landgraf reviewed the Summary of Forecast Variables. Among the highlights are:

**OPTION 1 - National Equity Fund**

Investor Equity: \$9,061,840 @ \$.065 per credit  
First Mortgage Interest Rate: 5.00%  
Section 8 units: 36  
Capital Funds: \$900,000

**OPTION 2 - U.S. Bank**

Investor Equity: \$10,037,731 @ \$0.72 per credit  
First Mortgage Interest Rate: 3.00%  
Section 8 units: 24  
Capital Funds: \$400,000

- CDA to guarantee construction, operating deficit during construction and operating shortfall up to \$650,000 for six years.

A motion was made by O'Driscoll, seconded by Bruer, to recommend that the CDA go with Option 2. The motion passed by voice vote.

**5 THE VILLAGER UPDATE**

Bower provided The Villager update:

- Significant negotiations with Access Community Health on north parcel.
- Design completed for café and coffee shop. Will be priced out, then go to market to look for an operator.
- Will report back in July with directions on where we are headed with respect to costs.
- Two good prospects for coffee shop (local operators) have come forward.
- Two scenarios going forward on south end: Full demolition or partial demolition (re-facading) with goal of attracting retail users.
- Bruer noted that Mayor is supportive of using TIF, only for bringing The Villager back to a strong retail presence as opposed to a service center.
- Have significant capital needs within the next couple of years.
- Consultants will be coming back soon with global details.

- Bruer noted that he would like to see a three-year strategic action plan with timetable in place by this fall.
- Next move is to put together a budget detailing how to use operating income to aid development.

5a      [18380](#)      CDA Resolution No. 2963, authorizing an amendment to the CDA contract with Strang, Inc. for design services for a temporary parking lot on the south east corner of The Villager.

**A motion was made by O'Driscoll, seconded by Bruer, to Approve. The motion passed by voice vote.**

5b      **Name Change**

Bruer distributed a proposal from Wood Communications Group regarding a communications strategy for re-positioning and re-naming The Villager. The estimated cost of Phase 1 Research is \$15,000-\$18,000. Wood Communications Group has agreed to provide most of the Phase 1 services in the form of pro bono work. Bruer noted that the cost for the remaining work estimated at \$4,500-\$6,000 will be covered by Cuna Foundation. Bruer requested that the agenda for Thursday's CDA Board meeting be amended to add this item. The proposal will be included in Legistar, and sent to CDA members to review in advance of the meeting.

5c      **Retail Marketing**

Referred to the next Subcommittee meeting

6      **BURR OAKS/ANN STREET PHASE 2 UPDATE: No Report**

7      **FUTURE AGENDA ITEMS**

No new items identified

8      **ADJOURNMENT**

**A motion was made by O'Driscoll, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:30 p.m.**