



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Monday, January 9, 2012

12:00 PM

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

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### ~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

#### SCHEDULED MEETINGS

Community Development Subcommittee: Tues., Jan. 10, 4:30 p.m., 313 MMB  
Housing Operations Subcommittee: Wed., Jan. 11, 4:30 p.m., 120 MMB  
CDA Regular Meeting: Thurs., Jan. 12, 4:30 p.m., 260 MMB  
CDA Special Meeting: Thurs., Jan. 26, 4:30 p.m., 313 MMB  
Allied Development Subcommittee: Mon., Feb. 6, Noon, 313 MMB

#### CALL TO ORDER / ROLL CALL

**Present:** 3 -  
Gregg T. Shimanski; Stuart Levitan and Kelly A. Thompson-Frater  
**Excused:** 4 -  
Sue Ellingson; Tim Bruer; Daniel G. Guerra, Jr. and Alice J. Fike

#### 1 APPROVAL OF MINUTES: December 5, 2011

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

#### 2 PUBLIC COMMENT

None

#### 3 DISCLOSURES AND RECUSALS

None

#### 4 25013 CDA EXECUTIVE DIRECTOR'S REPORT

Erdman reviewed the CDA Executive Director's report.

- Revival Ridge - Talking to investor, National Equity Forum, about financing. Looking for fixed-rate financing. Can probably meet their requirements.

5 25012

**MOSAIC RIDGE UPDATE & DISCUSSION**

Erdman presented the Mosaic Ridge update.

- Erdman attended the Allied Task Force meeting.
- Allied Phase II - Looking at eight lots first.
- Security - Neighborhood Police Officer attends the Allied Task Force and neighborhood watch meetings. The Neighborhood Watch is still getting organized.
- Thompson-Frater stated she looked at the original plans. We can either proceed as designed or add a pocket park. There is a large hill there which would make it more difficult. The lots are long. Shimanski stated that we have to consider the cost to maintain. He felt the CDA should just move on it. Thompson-Frater suggested moving the houses closer to the alley. Shimanski suggested a deed restriction to require landscaping in a certain way. Thompson-Frater said we need an overall landscape plan. Shimanski suggested planting & designing it - a landscape zone. Once the property is sold, it's the owner's responsibility to maintain. Landscaping zone would be done by the developer.
- Thompson-Frater said she has been working with a consultant, Robin Farrow (sp?).
  - Insulated blinds
  - Possibly in-floor solar heating
  - Energy efficient windows
  - Attic fans
- Education and timeline.
- Erdman stated she has talked to the City Attorney and Veridian. They've built a lot of houses. They have 12 pre-designed houses and a design center. They are used to take people through the process, including loans. They have a system set up already. An RFP is required because the cost is more than \$25,000.
- Home-Buyer Education - \$12,000. We can either negotiate a contract with Green Path or put it out for an RFP. Movin' Out and Common Wealth also have programs set up. Home-Buyer Education includes one-on-one counseling and a six-hour class. Shimanski and Thompson-Frater both thought that the CDA should go with Green Path.
- Natalie said Veridian takes over when buyer is credit ready. They would charge more than \$25,000.
  - Levitan stated that Veridian named a street after him.
- Credit Readiness - Negotiate contract with Green Path.
- Advertising for Joint Venture Partner. Both RFPs are done.
- Submit zoning text.
- Take through Zoning approval process.
- Development plan goes to various committees.

**6 REVIVAL RIDGE**

6a Revival Ridge Financing Update

Discussed under #4 - CDA Executive Director's Report

**7 ADJOURNMENT**

**A motion was made by Shimanski, seconded by Levitan, to Adjourn. The motion passed by voice vote. The meeting adjourned at 12:23 p.m.**