



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, April 12, 2011

4:30 PM

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

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### ~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

#### CALL TO ORDER / ROLL CALL

**Present:** 2 -

Gregg T. Shimanski and Tim Bruer

**Excused:** 5 -

Julia S. Kerr; Kevin M. O'Driscoll; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

#### 1 APPROVAL OF MINUTES: March 8, 2011

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

#### 2 PUBLIC COMMENT: None

#### 3 DISCLOSURES AND RECUSALS: None

#### DISCUSSION ITEMS

#### 4 [19136](#) BURR OAKS SENIOR HOUSING UPDATE

Erdman provided the project update:

- Construction on schedule for August opening.
- Windows in, brick and siding going up.
- Have hired 10 local people.
- 17 on waiting list, of which 13 are vouchers.
- Has secured a small office space in The Village on Park for person hired to assist with the leasing for the senior apartments.
- Sanitary sewer problem, an added expense of \$68,000.
- \$23,000 left in contingency fund. Would like for it to be around \$30,000.
- Will move forward with site lighting consistent with same design.

- Will eliminate playground and use funds to do a green roof.

**5 TRUAX PARK UPDATE**

Erdman provided project update:

- \$90,000 left in contingencies
- Construction is proceeding quite well
- Working through change order issues

**6 [19141](#) TRUMAN OLSON UPDATE**

Marx provided a brief project update:

- Porchlight purchase and sale agreement to be signed shortly.
- Next step is the execution of the legally binding agreements.
- Ready to proceed with appraisal.

**7 BURR OAKS / ANN STREET PHASE 2 UPDATE**

Erdman provided the project update:

- Meeting with Horizon on Friday to discuss Phase 2.
- Need to figure out what to do with existing day care provider adjacent to the site.
- Exploring cost to acquire additional properties.
- No significant progress on ETF site.
- Having discussions with Economic Development Division Director on marketing strategy.
- Bruer noted Mayor Elect Paul Soglin might be particularly interested in health care related uses.
- Will look at employment, training and education components, working with Community Development Division.
- Bruer stated that this is an exceptional opportunity for housing.
- Bruer raised the idea of converting and rehabilitating the four-unit apartment buildings to two-unit buildings. Shimanski noted that this would be a challenge as we would not know who would be the likely users and how affordable the units would be. Bruer concurred, but stated that he remains open.
- Will be meeting with Horizon to discuss second and third phase.

**8 [20808](#) THE VILLAGE ON PARK UPDATE**

Erdman provided the project update:

- Discussions with Access continue.
- Erdman suggested renewing the lease for a year with the understanding that Access will come up with a long-term plan/commitment.
- Asbestos removed in Phase 2.
- Construction documents completed and prices received in April.
- UDC referral on site work.
- Hope to start construction on June 1, 2011.

- 8a      [22038](#)      CDA Resolution No. 3018, authorizing the CDA to amend the construction management agreement for The Village on Park with J.H. Findorff & Sons, Inc. for work relating to Phase Two Site/Façade Improvements.

**A motion was made by Shimanski, seconded by Bruer, to Recommend Approval. The motion passed by voice vote.**

- 8b      [22039](#)      CDA Resolution No. 3017, authorizing a change order to the contract with J. H. Findorff and Son, Inc. for the build out of space within The Village on Park that will be leased to the Public Health-Madison and Dane County.

**A motion was made by Shimanski, seconded by Bruer, to Recommend Approval. The motion passed by voice vote.**

- 8c      Retail Marketing

Erdman provided the retail marketing update:

- Strong interest from a prominent hair salon and a variety of retail users.

- 9      [21621](#)      **LAKE POINT CONDOMINIUMS UPDATE**

Erdman provided the project update:

- Credit bid sale will be taken up at the May meeting.
- Two closed and one under contract pending receipt of special CDA mortgage financing. Erdman has signed off on application packet prepared by Brown and his staff.
- Bruer noted that TIF was in the black, but will be confirmed by staff.
- TIF could be used to help fund a program to upgrade the facades of the eight-unit apartment buildings along Lake Point Drive near the condominiums.

- 10      **FUTURE AGENDA ITEMS: None**

- 11      **ADJOURNMENT**

**A motion was made by Shimanski, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:35 p.m.**