



# City of Madison

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

## Agenda - Amended COMMUNITY DEVELOPMENT AUTHORITY

Thursday, May 13, 2010

4:30 PM

Madison Municipal Bldg., Room 260  
215 Martin Luther King, Jr. Blvd.

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 hnuv 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:

Allied Development Subcommittee: Thurs., May 20, 4:30 pm, 313 MMB  
Community Development Subcommittee: Tues., May 25, Noon, 313 MMB  
CDA Special Meeting: Thurs., May 27, 4:30 pm, 313 MMB  
Housing Operations Subcommittee: Wed., June 9, 4:30 pm, 120 MMB

CDA Regular Meeting: Thurs., June 10, 4:30 pm, 260 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](mailto:pbrown@cityofmadison.com)**

#### 1 APPROVAL OF MINUTES

1a April 8, 2010: <http://legistar.cityofmadison.com/calendar/#current>

1b April 22, 2010: <http://legistar.cityofmadison.com/calendar/#current>

**2 PUBLIC COMMENT**

Members of the public are allowed up to three minutes to speak on any agenda item.  
Please fill out registration form and give it to the Board Secretary.

**3 COMMUNICATIONS**

**4 HOUSING OPERATIONS SUBCOMMITTEE REPORT**

4a [17719](#) Housing Operations Monthly Report

4b [18390](#) CDA Resolution No. 2958 - Authorizing the Director to Submit a Family Self-Sufficiency Action Plan

4c [18391](#) Approval/Denial of Lease Renewal Request from Asian Foods, Inc.

**5 [17652](#) ECONOMIC DEVELOPMENT STATUS REPORT**

**6 PUBLIC HEARING (5:00 p.m.)**

Notice of proposed transfer of property in the Badger-Ann-Park Redevelopment Area from the Community Development Authority of the City of Madison to Burr Oaks Senior Housing, LLC.

The purpose of this public hearing is to allow all interested parties a full opportunity to express their views with respect to the proposed transfer of the real property.

**7 DETAILED BUSINESS**

7a Discussion regarding CDA mortgage financing

**8 BUSINESS BY THE COMMISSIONERS**

8a Housing Merger Planning Committee Final Report

by Kevin O'Driscoll, CDA Vice-Chair

8b June 24 CDA Special Meeting to discuss ONLY the CDA Budget and 2010 Work Plan

8c Acknowledgement of WFHN's 2010 Individual Fair Housing Award presented to CDA Chair Shimanski during the Fair Housing Awards Program sponsored by the WFHN on April 23, 2010.

8d Acknowledgement of 2009 "TOP PROJECTS" Award for Revival Ridge, presented to the CDA on April 21, 2009 by THE DAILY REPORTER and WISCONSIN BUILDER.

**9 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - April 2010**

by Kelly Thompson-Frater, Subcommittee Chair

**10 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - April 2010**

by Timothy Bruer, Subcommittee Chair

**10a Truax Park Update**

- Gap Financing Results
- Section 8 Voucher Program
- Financing Plan

**10b Truman Olson Update**

**10c Burr Oaks Senior Housing Update**

**THE VILLAGER UPDATE**

**10d** [18188](#) CDA Resolution No. 2955, authorizing the Chair and Secretary of the Community Development Authority to execute a lease with VIP Nails for space within The Atrium at The Villager.

**10e** [18195](#) CDA Resolution No. 2957, authorizing an amendment to J.H. Findorff & Son, Inc.'s Contract for the Purchase of Services for construction manager/contractor services for the remodeling of The Atrium at The Villager.

**10f** [18371](#) CDA Resolution No. 2959, authorizing change orders to contracts for Phases A, B, C, and D for the remodeling of The Atrium at The Villager and to contracts for Phase E for tenant improvements for space within The Atrium that will be leased to the County of Dane.

**10g** [18372](#) CDA Resolution No. 2960, authorizing an amendment to the Property Management Agreement executed between the CDA and Siegel-Gallagher Management Company for the provision of construction management services for The Villager.

**10h** [18450](#) CDA Resolution No. 2961, authorizing an amendment to the CDA contract with Strang, Inc. for the provision of construction administration services for the remodel of the Atrium and design fees for tenant build-out projects at The Villager.

**CLOSED SESSION NOTICE**

When the Community Development Authority considers the following items, 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).

- 10i Discussion/action regarding the lease terms for coffee shop use**
- 10j Discussion regarding CDA response to UW Clinic Request for Proposals**
- 11 ADJOURNMENT**