



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

---

Thursday, May 13, 2010

4:30 PM

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

---

### CALL TO ORDER / ROLL CALL

Present: 7 -

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

### 1 APPROVAL OF MINUTES

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

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

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

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

2 PUBLIC COMMENT: None

3 COMMUNICATIONS: None

### 4 HOUSING OPERATIONS SUBCOMMITTEE REPORT

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

Olvera reviewed the Housing Operations monthly report. Conrad provided a brief overview of the Family Sufficiency Program (FSS) which will be implemented by the CDA and DCHA in collaboration with United Way and the Community Action Coalition for South Central Wisconsin, Inc. Kerr noted that we were receiving better social services for Romnes, mirroring what's going on at the Triangle with respect to: (1) Public Health Nurse, (2) Dane County Mental Health, and (3) Parish nurses. Kerr has met with County

Board Chair and is working on getting a budget request to Dane County for Dane County Mental Health services. Also, Kerr is having talks with United Way to get their support for Parish Nurse, using the Triangle as a model.

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

4b [18390](#)

CDA Resolution No. 2958 - Authorizing the Director to Submit a Family Self-Sufficiency Action Plan

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

4c [18391](#)

Approval/Denial of Lease Renewal Request from Asian Foods, Inc.

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

5 [17652](#)

#### **ECONOMIC DEVELOPMENT STATUS REPORT**

Brown presented the Economic Development Status Report:

##### Lake Point Condominiums

One townhome closed in April. Five new offers, three contracts. The overall performance of the project vs. the estimated operating pro forma has been solid and on target.

##### Monona Shores

90 of the 104 units at Monona Shores are currently occupied (87%), an increase of four over last month. The property was able to secure and save approximately 35% on a new insurance plan (new company is rated A++), which will commence on May 1, 2010.

##### Revival Ridge

Revival Ridge is fully occupied and making money.

##### Loan and Grant Losses Report

Shimanski noted that the loan and grant programs were performing exceptionally well with respect to loan and grant losses.

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

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

At 5:00 p.m., the chair declared the public hearing open regarding the 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.

There were no registrants and no written comments had been received. The Chair then declared the Public Hearing closed.

**7 DETAILED BUSINESS**

**7a Discussion regarding CDA mortgage financing**

Shimanski introduced the idea of the CDA expanding its role in mortgage financing for future projects such as Allied Phase 2. A case in point is the opportunity for the CDA to consider becoming involved in a deal at Lake Point where a prospective borrower is taking advantage of available down payment assistance loans, coupled with the First-Time Home Buyer tax credit to dramatically lower the mortgage and the monthly housing costs. The CDA members favored the idea of the CDA moving in this direction. Shimanski noted that more detailed information will be presented at the June 10 meeting.

**8 BUSINESS BY THE COMMISSIONERS**

**8a Housing Merger Planning Committee Final Report**

O'Driscoll reported that the Committee, at a meeting three weeks ago, rejected the report as leaning toward the CDA. The Committee is in the process of reworking the report and will also add fair housing language.

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

Shimanski highlighted the meeting and urged the members to attend.

**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.**

The CDA members congratulated and commended Shimanski for his outstanding leadership and long-time commitment to fair housing.

**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.**

Olinger noted that this was one of 31 awards selected from 230 applicants. The CDA received the acknowledgement and expressed pleasure with the success of the project.

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

Thompson-Frater provided the Subcommittee Report:

- The Subcommittee has been very busy.
- Have received six proposals for Phase 2 Design Guidelines. Subcommittee, along with two representatives from the Allied Area Task Force, will meet on May 20 to review the proposals.
- Met with WHEDA representatives who are very interested in working with buyers on financing for home purchases in Phase 2.

- Utility construction is proceeding on schedule.
- Mark and Kelly are planning to attend the next meeting of the Dunn's Marsh Neighborhood Association to update them on Phase 2 plans.
- Plat approved by Council and Plan Commission.
- Meeting today with MG&E and Engineering went well.

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

Bruer provided the Community Development Subcommittee Report:

- Will be coming forward soon with a resolution on renaming The Villager to coincide with the formal opening of The Villager.
- A number of public relations/marketing firms have expressed an interest in organizing and facilitating a community participation process.

**10a Truax Park Update**

Olinger provided the Truax update:

- Continuing to explore ways to fund the GAP.
- Pursuing a loan from the Housing Trust Fund to be repaid.
- Interviews with HOPE VI teams will take place next week.
- Pleased with U.S. Bank Offer of \$.72 on the dollar as equity investor.
- Challenge is to get money out of reserves into equity.

**10b Truman Olson Update**

Shimanski distributed status reports on Nakoosa Trail from Steven Schooler of Porchlight and Mikolajewski.

**10c Burr Oaks Senior Housing Update**

Rolfs provided the project update:

- Three remaining residents will be out by May 31.
- Application for demolition completed and scheduled for Plan Commission.
- Fire Department starting their practices at the properties.
- Horizon working on site plan.
- Announcement of tax credit award expected on June 18.
- Meeting with Community Development tomorrow to discuss the possible use of CDBG and HOME funds in the project.
- Levitan reported on the meeting of the Executive Committee of the Equal Opportunities Commission he attended concerning the question of whether eminent domain as applied to this project was based on race. The Committee conducted an internal investigation and found no probable cause.

- Bruer commended staff on its exceptional work.

#### 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.

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

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.

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

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.

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

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.

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

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.

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

**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).**

**A motion was made by Bruer, seconded by Thompson-Frater to convene into closed closed session. The motion passed by the following vote:**

**Excused:** 2 -

Julia S. Kerr and Stuart Levitan

**Ayes:** 5 -

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

10i Discussion regarding lease terms for coffee shop use.

10j Discussion regarding CDA response to U.W. Clinic Request for Proposals

**A motion was made by Bruer, seconded by Thompson-Frater, to Reconvene. The motion passed by the following vote:**

**Excused:** 2 -

Julia S. Kerr and Stuart Levitan

**Ayes:** 5 -

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

**11 ADJOURNMENT**

**A motion was made by Bruer, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:55 p.m.**