



**City of Madison**  
**Proceedings - Final**  
**COMMUNITY DEVELOPMENT**  
**AUTHORITY**

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

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Thursday, October 27, 2005

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room LL120 (Madison Municipal Building)

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**\*\*\*SPECIAL MEETING\*\*\***

**1 ROLL CALL**

*Scheduled Meetings:*

*Thurs., Nov. 10, 2005, 4:30 p.m., Room 260, MMB*

*Thurs., Dec. 8, 2005, 4:30 p.m., Room 260, MMB*

**Present:** Ald. Isadore Knox, Jr., Ald. Tim Bruer, Kevin M. O'Driscoll, Stuart Levitan and Susan D. Canty

**Excused:** Gregg T. Shimanski and Rebecca Margiotta

**2 APPROVAL OF MINUTES**

**2a CDA Resolution No. 2678 approving the minutes of the September 8, 2005 regular meeting.**

A motion was made by Ald. Bruer, seconded by Canty, to Approve the Minutes  
The motion passed.

**2b CDA Resolution No. 2679 approving the minutes of the October 14, 2005, special meeting.**

A motion was made by Ald. Bruer, seconded by Canty, to Approve the Minutes  
The motion passed.

**3 COMMUNICATIONS**

*None.*

**4 Presentation by Mr. Tom Moen, Executive Director of the East Madison Community Center, on the status of the Capital Fund Campaign for the Performance Arts and Wellness Center.**

*Mr. Moen distributed a campaign packet. The current campaign total is \$965,00. The estimated construction cost for the 12,000 square foot facility is \$1.4 million. Mr. Moen made an appeal for the CDA to make a contribution as a lead donor. The CDA will review its projected cash inflows / outflows at the November 10 meeting prior to deciding on a commitment.*

**5 ROUTINE BUSINESS**

**5a Community Development Status Report for the month of September 2005.**

*The status report was referred to the November 10 meeting.*

**5b**

*Consideration of a request from the Home Buyers Round Table of Dane County, Inc. for a contribution of \$1,000 from the CDA to again be a major sponsor of the 8th Annual Home Buyers Fair to be held on Saturday, April 29, 2006, at the Alliant Energy Center.*

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

**5c Housing Operations Status Report for the month of August 2005.**

*The status report was referred to the November 10 meeting.*

**5d**

[00172](#)

REPORT OF DIRECTOR OF PLANNING AND DEVELOPMENT & HOUSING OPERATIONS DIRECTOR: Dated August 23, 2004, Management Report #2: Housing Choice Voucher (Section 8) Program Per City of Madison Resolution # 59903.

*The report was referred to the November 10 meeting.*

**Defer**

**5e**

**CDA Resolution No. 2675 authorizing the signing of a contract for WI 3-1 site roof replacement, which has been budgeted for and is included in the 2004 Capital Fund Program.**

*A motion was made by Ald. Bruer, seconded by Canty, to refer to the November 10 meeting. The motion passed.*

**A motion was made by Ald. Bruer, seconded by Canty, The motion passed.**

**5f**

**CDA Resolution No. 2677 authorizing the signing of a contract for WI 3-6 Brittingham Apartments security system replacement. This line item has been budgeted for and is included in the 2004 Capital Fund.**

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

**5g**

**CDA Resolution No. 2680 establishing the payment standard for the Section 8 Housing Choice Voucher Program for the 2005-2006 year.**

*A motion was made by O'Driscoll, seconded by Ald. Bruer, to approve with a correction to change \$1,881 to \$1,994 for seven bedrooms.*

**A motion was made by O'Driscoll, seconded by Ald. Bruer, The motion passed.**

**6 DETAILED BUSINESS**

**6a**

**CDA Resolution No. 2676 authorizing the Chair and Executive Director to enter into a retainer agreement with the Boardman Law Firm for legal services related to condemnation in the Todd Drive-West Beltline Redevelopment District.**

**A motion was made by Ald. Bruer, seconded by Canty, to Approve The motion passed.**

6b

*Report of the Capital Revolving Fund Subcommittee regarding: (1) The proposal by TomoTherapy for a loan from the Madison Capital Revolving Fund to assist their business retention/expansion project; and (2) the proposal by WI Partnership for Housing Development, Inc., for a loan from the American Communities Capital Revolving Fund to assist the Twin Oaks Condominium Project.*

*Michael Gay of the Planning and Development Department reviewed the TomoTherapy proposal. The funding request is \$700,000 in MCRF funds for capital expenses. TomoTherapy, Inc. is a manufacturer of radiation therapy devices on Madison's west side that wishes to expand and establish an integrated office, sales and production company. In order to provide the loan from the MCRF, the City would have to waive the policy that the project be located in the target areas and that the loan amount will not exceed \$250,000.*

*Joe Gromacki reviewed the staff report and recommendations of the Capital Revolving Fund Subcommittee. Staff and the Subcommittee recommended that the CDA recommend to the City of Madison that it make an end-loan in the amount of \$700,000 to TomoTherapy, Inc. upon completion of the construction and installation of two (2) demonstration Hi-Art units. Said loan to be provided at 4% fixed interest, 5-year note and a 10 (10)-year amortization with balloon payment made at maturity. Said loan to be secured by first lien upon two (2) Hi-Arts units to be installed at 1240 Deming Way.*

*The CDA shall also require the corporate guaranty of TomoTherapy, Inc. and evidence of a lease between Gialamas and TomoTherapy of not less than 10 years. The loan must comply with all City ordinances concerning living and prevailing wage and non-discrimination. The loan is contingent upon M&I Bank approval of a release of two (2) Hi-Art units from M&I Bank's security interest on inventory.*

*It is anticipated that the MCRF loan would be made in conjunction with a \$300,000 loan at similar terms and rates by Madison Development Corporation (MDC) to be considered by MDC next week. MDC funds would subordinate to CDA's first lien security interest.*

*The loan would require two exceptions to the CDA's policy.*

- 1) That the loan is made outside of the MCRF geographical boundary.*
- 2) That the loan exceeds the \$250,000 maximum.*

*A motion was made by O'Driscoll, seconded by Canty to recommend for approval the report and recommendation of the CRF Subcommittee with an amendment that staff be directed to modify the terms, if necessary, to include changes in the amortization to an 8-year note and a 15-year amortization. The motion passed.*

*The Subcommittee report concerning the proposal by the Wisconsin Partnership for Housing Development, Inc. as referred to the November 10 meeting.*

**7 BUSINESS BY THE COMMISSIONER**

*None.*

**8 SECRETARY'S REPORT**

**8a Allied Drive Update**

*Referred to the November 10 meeting.*

**8b Villager Update**

*The Master Plan for the Villager has been approved by the Oversight Committee and will be considered by the CDA at the November 10 meeting.*

**8c Update on Long-Range Planning Committee**

*Referred to November 10 meeting.*

**9 ADJOURNMENT**

*On a motion by Bruer, seconded by Canty, the meeting was adjourned at 5:45 p.m.*

*Respectfully submitted,*

*Percy Brown, Deputy Secretary  
Community Development Authority*