



City of Madison
Meeting Minutes - Final
COMMUNITY DEVELOPMENT
AUTHORITY

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

Thursday, July 14, 2005

4:30 PM

Harambee Health & Family Center
Conference Room 310
The Villager Mall, 2202 S. Park St.

Villager Mall Tour: 4:30 p.m.
Meeting: 5:30 p.m.

1 ROLL CALL

Present: Ald. Isadore Knox, Jr., Ald. Tim Bruer, Gregg T. Shimanski, Rebecca Margiotta, Stuart Levitan and Susan D. Canty

Excused: Kevin M. O'Driscoll

2 APPROVAL OF MINUTES

A motion was made by Shimanski, seconded by Margiotta, to Approve the Minutes of June 9, 2005 under CDA Resolution No. 2665. The motion passed by acclamation.

Approve the Minutes of June 9, 2005 under CDA Resolution No. 2665.

3 TOUR OF VILLAGER MALL

At 4:30 p.m., John Matheson, Craig Stanley and Josh Ridders of Siegel-Gallagher Management Company shared with CDA members the floor plans of the Villager Mall and led the tour of the facility. The tour was concluded at 5:25 p.m.

4 VILLAGER MALL UPDATE

4a Presentation of 2005 Villager Mall Operating Budget.

John Matheson provided an overview of the 2005 Villager Mall Operating Budget, which did not include debt service, capital expenditures and leasing commissions.

On a motion by Shimanski, seconded by Canty, the partial operating budget was approved, subject to Mark Olinger's approval of the revised budget.

5 ROUTINE BUSINESS

5a Community Development

Percy Brown presented the Community Development Status Report for the month of June 2005.

On a motion by Shimanski, seconded by Margiotta, the Community Development Status Report was approved.

5b Housing Operations

Mark Olinger distributed a corrected copy of the Housing Operations Status Report for the month of May 2005.

On a motion by Shimanski, seconded by Bruer, the Housing Status Operations Report was approved.

5c [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 Management Report Number 2: Housing Choice Voucher (Section 8) Program was referred to the August 11, 2005 meeting, pending Landlord Committee action.

5d CDA Resolution No. 2659

CDA Resolution No. 2659, authorizing the signing of a contract for WI 3-7 Scattered Sites Siding & Soffit Repair and Painting, which has been budgeted for and is included in the 2003 Capital Fund Program

On a motion by Shimanski, seconded by Bruer, CDA Resolution No. 2659 was approved.

5e Draft of proposed changes to Lease & Admission Policy.

The draft of proposed changes to Lease & Admission Policy was referred to the August 11, 2005 meeting.

6 DETAILED BUSINESS

6a CDA Resolution No. 2663

CDA Resolution No. 2663, adopting a relocation order for the acquisition of property located at 2818 and 2810 Todd Drive and 2703, 2705, 2709, and 2711 West Beltline Highway, Madison, Wisconsin, to facilitate the development of new commercial and office facilities in the Todd Drive-West Beltline Highway Redevelopment Area.

Mr. Bradley Hutter of 401 N. High Point Road, Madison WI, registered in support of adoption and was available to answer questions. Don Marx of the Real Estate Division appeared to answer questions. Margiotta stated that she wanted the condemnation component to be referred to a future CDA meeting so that all affected parties could be heard. Bruer stated that significant progress had been made on the project and stressed the importance of moving forward with the development.

Following discussion, on a motion by Bruer, seconded by Canty, CDA Resolution No. 2663 was approved. Margiotta voted in opposition to the motion.

6b CDA Resolution No. 2664

CDA Resolution No. 2664, authorizing the solicitation of proposals for a redevelopment project in the Todd Drive-West Beltline Redevelopment Area and authorizing publication of notice.

On a motion by Bruer, seconded by Margiotta, CDA Resolution No. 2664 was approved with an amendment to delete the word "lowest" and replace it with "most" in No. 2 of the Now, Therefore, Be It Resolved and in the second paragraph of the Exhibit A Class 2 Notice.

6c CDA Resolution No. 2666

CDA Resolution No. 2666, authorizing the certification of the 800 Block East Washington Avenue Redevelopment Plan.

On a motion by Bruer, seconded by Shimanski, CDA Resolution No. 2666 was approved.

7 BUSINESS BY THE COMMISSIONERS

None.

8 SECRETARY'S REPORT

None.

9 ADJOURNMENT

On a motion by Canty, seconded by Margiotta, the meeting was adjourned at 6:25 p.m.