



**City of Madison**  
**Meeting Minutes - Final**  
**COMMUNITY DEVELOPMENT**  
**AUTHORITY**

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

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Thursday, January 12, 2006

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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**1 ROLL CALL**

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

**Excused:** Kevin M. O'Driscoll and Susan D. Canty

**2 APPROVAL OF MINUTES**

**2a CDA Resolution No. 2691, approving the minutes of the December 19, 2005, special meeting.**

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

**3 PUBLIC COMMENT**

*None.*

**4 COMMUNICATIONS**

**4a Letter from the Community Development Financial Institutions Fund, certifying the Madison Revitalization and Community Development Corporation as a Community Development Entity.**

*The letter was received by the CDA.*

**5 ROUTINE BUSINESS**

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

A motion was made by Ald. Bruer, seconded by Shimanski, to Approve. The motion passed by acclamation.

**5b Housing Operations Status Report for the month of November 2005.**

*Approve the report with a request to report back on the implementation procedure making direct utility payments to MGE or Alliant Energy.*

A motion was made by Shimanski, seconded by Ald. Bruer, to Approve with Amendment(s). The motion passed by acclamation.

**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.

*Report referred, pending review by Housing Committee.*

**Defer**

**5d CDA Resolution No. 2690, establishing and authorizing the implementation of a project based voucher program.**

*Place the resolution on file and direct staff to draft the Request for Proposals with the input of the Housing Operations Subcommittee and report back to the CDA with the final criteria.*

**A motion was made by Ald. Bruer, seconded by Shimanski, to Place On File. The motion passed by acclamation.**

**6 PUBLIC HEARING**

**7 DETAILED BUSINESS**

**7a CDA Resolution No. 2681, authorizing execution of agreement to undertake development and approving the transfer of property in the Todd Drive / West Beltline Redevelopment Area to Landmark Gate, LLC.**

*At 5:07 p.m., the Chair declared the public hearing open concerning the resolution. Mr. Brad Hutter, representing the Mortenson Investment Group, registered in support of adoption and available to answer questions. He presented a brief progress report on the status of the project. Mr. Duane Steinhauer of 2818 Todd Drive, registered to speak (to ask questions), but chose not to support or oppose adoption of the resolution. The CDA wishes to express their appreciation to the Mortenson Investment Group for their efforts in the process.*

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

**7b Consideration of approving the final terms and conditions of a loan to the WI Partnership for Housing Development, Inc., from the American Communities Capital Revolving Fund to assist the Twin Oaks Condominium Project.**

*Joe Gromacki of the CED Unit distributed and reviewed a term sheet, outlining the principal terms and conditions of the loan. He also shared an analysis he had prepared of units sales vs. Fannie Mae debt service obligations (both low and high sales obligation). The proposed loan amount is \$2,100,000. The project construction shall consist of two (2) phases. The CDA shall not disburse any loan funds for Phase 2 until 40% of the value of Phase 1 units have been sold. The CDA and staff raised some issues and concerns that need to be resolved relative to the CDA's risk position. Staff will continue to work with the developer in negotiating the final terms and conditions and report back at the February 9 meeting.*

**8 BUSINESS BY THE COMMISSIONERS**

*Stuart Levitan stressed the importance of commissioners attending the meetings and arriving on time. In recent months the CDA has had a problem reaching quorums for its meetings.*

**9 SECRETARY'S REPORT**

**9a Allied Drive Update**

*Mark Olinger mentioned the memo the CDA had received from Ald. Ken Golden concerning Project Home and reviewed the outline he had prepared entitled "A Comprehensive Approach to Neighborhood Buildings in the Allied Area."*

**9b Villager Update**

*No report.*

**9c Update on Long-Range Planning Committee**

*No report.*

**10 ADJOURNMENT**

**A motion was made by Ald. Bruer, seconded by Shimanski, to Adjourn at 6:45 p.m. The motion passed by acclamation.**

*Respectfully submitted,*

*Percy Brown, Deputy Secretary  
Community Development Authority*