



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, June 14, 2018

4:30 PM

210 Martin Luther King, Jr. Blvd.
Room GR-27 (City-County Building)

CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 5:43 p.m. by Vice-Chairperson Sariah Daine.

Present: 5 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine and Claude A. Gilmore

Excused: 1 - Dean Brasser

Staff: Natalie Erdman, Tom Conrad, Matt Wachter, Kris Koval, Lisa Daniels, Jim Nichols

APPROVAL OF MINUTES

A motion was made by Guerra, Jr., seconded by Gilmore, to Approve the Minutes of the May 10, 2018, and May 23, 2018, meetings. The motion passed by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Sara Eskrich is a member of the Bayview Foundation Board.

1. [32700](#)

COMMUNICATIONS

Natalie Erdman reported that the RAB will meet Wednesday, June 20, at 5:00 p.m., in the CDA Conference Room, 30 W. Mifflin St. The planning process for Triangle will be on the agenda. All CDA Board members are welcome to attend.

Tom Conrad reported that Congress has passed budget items concerning HUD for 2019, with better than expected results for Section 8 and public housing funding. We can expect 100% renewal of our 2018 funding.

2. [52029](#)

CDA Annual Election of Officers

Gilmore moved, seconded by Eskrich to nominate Daniel G. Guerra, Jr. for the office of Chair of the Community Development Authority. Mr. Guerra said he would accept the nomination, and he was elected by unanimous vote.

Guerra then moved, seconded by Eskrich to nominate Claude A. Gilmore for

the office of Vice-Chair of the Community Development Authority. Mr. Gilmore said he would accept the nomination, and he was elected by unanimous vote.

Mr. Guerra indicated that Ms. Daine should continue as acting Chair for the remainder of the meeting.

PRESENTATION OF CONSENT AGENDA

A motion was made by Guerra, Jr., seconded by Carter, to Adopt the Consent Agenda, referring Item #4 to the July 12 meeting, and approving Items # 6, 7 and 8. The motion passed by voice vote.

3. [49981](#)

Housing Operations Monthly Report - 2018

Conrad noted that this is a new version of the report, and includes information on multi-family housing at the bottom of the page. The "moth-balled" units in Truax East AMP are in the process of being filled. 5 units are leased now, 15 by July 1, and all 28 by August. He said some units in West AMP 300 are offline. Staff vacancies have also caused problems in keeping all units leased. He said they are working to sell some single-family homes on the westside.

The Section 8 report goes only through May, and does not yet show the results of the pay standard increase. The July report should show that.

He said we will have about 10% in unspent reserve at year end, and we can push utilization due to a favorable report on 2019.

4. [51479](#)

CDA Resolution # 4268 - Amending the Bylaws of the Community Development Authority

A motion was made by Guerra, Jr., seconded by Carter, to Refer to the COMMUNITY DEVELOPMENT AUTHORITY meeting of July 12, 2018. The motion passed by voice vote..

VILLAGE ON PARK

5. [51902](#)

CDA Resolution # 4278 - Amending the lease between the CDA and Dane County Parent Council, Inc. (Head Start) for space within The Village on Park.

Kris Koval reported that Head Start had planned to move to another location, but their plans fell through and they want to continue their lease at the Villager for another year .

A motion was made by Gilmore, seconded by Eskrich, to Approve. The motion passed by voice vote.

6. [51932](#)

CDA Resolution # 4279 -Authorizing a temporary land use agreement with South Madison Farmer's Market, LTD for a farmer's market at the Village on Park.

A motion was made by Guerra, Jr., seconded by Carter, to Approve. The motion passed by voice vote.

7. [51933](#)

CDA Resolution # 4280 - Authorizing a temporary space use agreement with AARP for space in the basement of the North Building at the Village on Park.

A motion was made by Guerra, Jr., seconded by Carter, to Approve. The

motion passed by voice vote.

8. [51934](#) CDA Resolution # 4281 - Authorizing a temporary space use agreement with Urban League of Greater Madison, Inc. for storage space in the basement of the North Building at the Village on Park.

A motion was made by Guerra, Jr., seconded by Carter, to Approve. The motion passed by voice vote.

9. [51527](#) CDA Resolution # 4273 - Authorizing a space use agreement with Today Not Tomorrow, Inc. to use a portion of the north building located at 2202 South Park Street within the Village on Park.

A motion was made by Guerra, Jr., seconded by Gilmore, to Place On File Without Prejudice. The motion passed by voice vote.

MOSAIC RIDGE

10. [52006](#) CDA Resolution # 4283 - Authorizing the CDA Executive Director to Purchase a Home on Lot 13 of Mosaic Ridge

Matt Wachter said the home will be sold to a current Section 8 voucher holder, essentially at cost.

Carter asked if we would lose money.

Wachter said we would lose some, but the expense has already been approved by a previous subsidy for low-income buyers.

A motion was made by Guerra, Jr., seconded by Eskrich, to Approve. The motion passed by voice vote.

11. [52023](#) Monona Shores Update

Lisa Daniels provided an update.

There was a discussion of recent incidents of violence in the parking lot and on the bike path which have frightened residents.

Bike path security needs to be looked into.

Convene into Closed Session

Pursuant to Section 19.85(1)(e), Wisconsin Statutes, a motion was made by Eskrich, seconded by Gilmore, to Convene into Closed Session for the Management Services Discussion at 5:28 p.m.. The motion passed by the following vote:

Ayes: 5 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine and Claude A. Gilmore

Excused: 1 - Dean Brasser

12. [52024](#) Management Services Discussion

Reconvene into Open Session

A motion was made by Gilmore, seconded by Eskrich, to Reconvene into Open

Session at 5:38 p.m.. The motion passed by the following vote:

Ayes: 5 - Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine; Sara Eskrich and Claude A. Gilmore

Excused: 1 - Dean Brassler

Gilmore moved, seconded by Guerra, that staff solicit re-bids for management services at the Monona Shores property, and bring those bids to the Board for consideration.

The motion passed by voice vote.

13. [35133](#)

CDA EXECUTIVE DIRECTOR'S REPORT

Natalie Erdman reported that plans for the Triangle continue. She and CDA members have been talking to Planning staff to attempt to get the best possible housing environment for the residents there. She will report on these issues in the future.

Sariah Daine reported that at the most recent Triangle Board meeting, on Wednesday, June 6, they discussed roads and will do so more in the future. The group is committed and are working on a long-term plan, rather than just being told what is going to happen by the City.

Eskrich said we should consider other ways to engage residents--not just the Triangle Board and RAB discussions. There should be more direct action by the CDA to get input from its residents.

Erdman said Mosaic Ridge is showing a lot more activity. We hope to sell 6-7 lots this year, as compared to only one in 2017.

14. [36526](#)

BUSINESS BY THE COMMISSIONERS

Daine would like to discuss how the CDA can be proactive in recruiting minority bidders for our projects.

Conrad said a presentation could be made on our current practices.

15. [35867](#)

SCHEDULED MEETINGS

ADJOURNMENT

A motion was made by Carter, seconded by Guerra, Jr., to Adjourn. The motion passed by voice vote. The meeting Adjourned at 5:58 p.m.