



City of Madison
Proceedings - Final
COMMUNITY DEVELOPMENT
AUTHORITY

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

Thursday, February 9, 2006

4:30 PM

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

1 ROLL CALL

Present: Ald. Isadore Knox, Jr., Ald. Tim Bruer, Kevin M. O'Driscoll, Gregg T. Shimanski,
Rebecca Margiotta, Stuart Levitan and Susan D. Canty

2 APPROVAL OF MINUTES

2a CDA Resolution No. 2696, approving the minutes of the January 12, 2006 regular meeting.

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

3 PUBLIC COMMENT

Mr. Freddie Clark of 2414 Allied Drive, Ms. Jan Reek, representing Project Home and Ald. Ken Golden, District 10, appeared before the CDA to express support for the allocation of Project Based Vouchers to Project Home in the Allied Drive neighborhood. Housing Operations staff is in the process of drafting a Request for Proposals for Project Based Vouchers for review by the Housing Operations Subcommittee.

5 ROUTINE BUSINESS

5a Community Development Status Report for the month of January 2006.

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

5b Housing Operations Status Report for the month of December 2006.

A motion was made by Shimanski, seconded by O'Driscoll, to Approve. 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.

A motion was made to Defer. The motion passed by acclamation.

5d CDA Resolution No. 2694, authorizing the submission of the Public Housing Assessment System (PHAS) certification for the year ending December 31, 2005.

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

5e CDA Resolution No. 2695, authorizing the submission of the Section 8 Management Assessment Program (SEMAP) certification for the year ending December 31, 2005.

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

6 DETAILED BUSINESS

6a Consideration of a request from the Mt. Zion Baptist Church to temporarily relocate its food pantry to the Villager.

Pastor Richard Jones, representing the Mt. Zion Baptist Church, registered in support of the request and presented it on behalf of the congregation.

Registering in support of adoption, but not wishing to speak were: Mr. Ritchie Sturgeon, Mr. Joseph Thomas, Mr. Richard Harris, Mr. Claude Gilmore, Mr. Lawrence Allen, Ms. Vanessa McDowell, Mr. John Hobbins, and Ms. Ophelia Lowe Hobbins, representing Mt. Zion Baptist Church.

Mr. Freddie Clark of 2414 Allied Drive also registered in support of adoption but did not wish to speak.

With the Pantry currently closed, the Church desires to locate and reopen the Pantry in the Villager until such time that it can be moved to its permanent location in the second phase of the expansion which may be completed on or before 2010. The Church has explored other alternative sites such as the Boys & Girls Club and the Catholic Multi-Cultural Center on Beld Street, but none were determined to be viable.

Don Marx of the CED Unit appeared to answer questions.

A motion was made by Margiotta, seconded by O'Driscoll, to: (1) Direct staff to develop a framework and criteria for future use of space at the Villager; and (2) develop a specific proposal (i.e., lease terms, sweat equity, etc.) relating to the Mt. Zion request. The motion passed by acclamation.

6b CDA Resolution No. 2693

A preliminary resolution relating to a proposed rental housing project of the CDA of the City of Madison, Dane County, Wisconsin in the Library Mall Area, the financing thereof and other details relating thereto.

The Presbyterian Student Center Foundation (Pres House) is requesting the issuance of housing revenue bonds in the amount of \$15,800,000 for the construction of a 43-unit (232 beds) student housing project located on the vacant parking lot immediately to the south of the Heritage Building. Attorney Michael Christopher, Mr. Tom Schiver and Mr. Robert Frykenberg, representing the Presbyterian Student Center Foundation, registered and spoke in support of adoption.

Also registering in support of adoption, but not wishing to speak, were Ted Schmidt and Thomas Klancnik, representing the Presbyterian Student Center Foundation.

Mr. Schiver presented the project plans and Mr. Frykenberg presented information about the mission and philosophy of the Pres House.

A motion was made by Ald. Bruer, seconded by Ald. Knox, Jr., to Approve. The motion passed by the following vote:

Aye: Knox, Jr., Bruer, O'Driscoll, Margiotta, Levitan and Canty

Abstain: Shimanski

6c CDA Resolution No. 2692, authorizing the Chair and Secretary to execute amendments to the Lake Point Condominium Loan documents.

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

6d Briefing on Inclusionary Zoning Status

Hickory Hurie, CDBG Supervisor, and Brad Murphy, Planning Unit Director, made a brief presentation on the status of Inclusionary Zoning. They distributed copies of the "Inclusionary Zoning Ordinance Evaluation Study."

7 BUSINESS BY THE COMMISSIONERS

None

8 SECRETARY'S REPORT

8a Allied Drive Update

Two Request for Proposals: (1) Communications and Community Outreach, and (2) Real Estate Finance Review & Analysis, have been released with a due date of February 28, 2006. A four-day Charrette has been scheduled for July 6-9, 2006. The Allied Staff Team is working with the AIA Southwest Wisconsin Chapter to do physical site planning. The Hauk property has gone into receivership. The City is pursuing acquisition.

8b Villager Update

Mark distributed copies of the Farmers' Market Budget.

8c Update on Long-Range Planning Committee

No report.

9 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.

Mr. Michael Heidkamp, representing the Wisconsin Partnership for Housing Development, Inc., registered and spoke in support of the loan request. Mr. Heidkamp discussed the term sheet dated January 12, 2006.

Joe Gromacki of the CED Unit appeared to answer questions. He distributed a

document on the estimated minimum release price. At this time staff and Mr. Heidkamp had not come to an agreement on the final terms and conditions of the loan.

A motion was made by Shimanski, seconded by Knox, to go into closed session pursuant to Sections 19.85(1)(e), Wisconsin Statutes, to discuss the loan terms. On a roll call vote, the motion passed by acclamation.

Following discussion, a motion was made by Bruer, seconded by Margiotta, to come out of closed session. On a roll call vote, the motion passed by acclamation.

10 ADJOURNMENT

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

*Percy Brown, Deputy Secretary
Community Development Authority*