



City of Madison

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

Agenda - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, February 11, 2010

4:30 PM

Madison Municipal Bldg., Rm. 260
215 Martin Luther King, Jr. Blvd.

~ PLEASE NOTE CHANGE IN MEETING LOCATION ~

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.

CALL TO ORDER / ROLL CALL

SCHEDULED MEETINGS:

Allied Development Subcommittee: Thurs., Feb. 18, 4:30 p.m., 313 MMB

Community Development Subcommittee: Tues., Feb. 23, Noon, 313 MMB

CDA Special Meeting: Thurs., Feb. 25, 4:30 p.m., 313 MMB

Community Development Subcommittee: Tues., March 9, Noon, 313 MMB

Housing Operations Subcommittee, Wed., March 10, 4:30 p.m., 120 MMB

CDA REGULAR MEETING: Thurs., March 11, 4:30 p.m., 260 MMB

CDA BOARD MEMBERS: If you are unable to attend any of these meetings, please contact Percy Brown at 266-6558 or pbrown@cityofmadison.com

1 APPROVAL OF MINUTES

January 14, 2010: <http://legistar.cityofmadison.com/calendar/#current>

2 PUBLIC COMMENT

3 COMMUNICATIONS

4 HOUSING OPERATIONS SUBCOMMITTEE REPORT

- 4a [17347](#) Housing Operations Monthly Report
- 4b [17348](#) CDA Resolution No. 2934 - Authorizing submission of any and all documents, budgets, certifications or other required materials related to the Low Rent Public Housing Operating Subsidy and Asset Management Program for the year 2010
- 4c [17349](#) CDA Resolution No. 2935 - Authorizing Amendments to Section 8 Contracts with the YWCA for Change of Ownership
- 4d [17350](#) CDA Resolution No. 2936 - Authorizing the submission of the Section 8 Management Assessment Program (SEMAP) Certification, for the year ending December 31, 2009
- 4e [17351](#) CDA Resolution No. 2937, authorizing the release of a Request for Proposal (RFP) to prepare a HOPE VI or Choice Neighborhoods Initiative application related to the Truax Park Apartments (Project WI3-8), the Wright Street Townhomes (Project WI3-1A) and Webb-Rethke Apartments (Project W13-1B) Low Rent Public Housing redevelopment and providing that the CDA Chair and Secretary may enter into a contract with the selected consultant(s).
- 4f [17352](#) CDA Resolution No. 2938 - Authorizing the signing of a contract for 3-09 Frazier Avenue, Chester Drive, and Williamson Street Apartments window replacement. This line item has been budgeted for and is included in the 2009 American Recovery and Reinvestment Act Capital Fund
- 4g [17353](#) CDA Resolution No. 2939 - Authorizing the signing of a contract for 3-7 Harvey and Turbot Apartments - Exterior painting with gutter and downspout replacement. This line item has been budgeted for and is included in the 2009 American Recovery and Reinvestment Act Capital Fund
- 4h [17354](#) CDA Resolution No. 2940 - Authorizing the signing of a contract for 3-13 Russett Road, Whitney Way, and Capital Avenue Apartments roof repair and re-shingle. This line item has been budgeted for and is included in the 2009 American Recovery and Reinvestment Act Capital Fund
- 4i [17355](#) CDA Resolution No. 2941 - Authorizing the modification of Capital Fund budgets for years 2007, 2008, 2009 and also the Capital Fund Five Year spending plan

5 [17345](#) **ECONOMIC DEVELOPMENT STATUS REPORT**
January 2010

5a [17370](#) Lake Point Condominiums Update

6 **DETAILED BUSINESS**

7 **BUSINESS BY THE COMMISSIONERS**

7a Housing Merger Planning Committee Status Report - January 2010
by Kevin O'Driscoll, CDA Vice-Chair

7b CDA Draft 2010 Work Plan

8 **COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT**
January 2010

Truax Park Update

8a Gap Financing Results

8b Section 8 Voucher Program

8c Third Party Management of Units

8d Financing Plan

Truman Olson Update

Burr Oaks Senior Housing Update

8e Discussion regarding the acquisition of properties for the proposed Burr Oaks Senior Housing Redevelopment Project

The Villager Update

8f [17359](#) CDA Resolution No. 2942, authorizing an amendment to the CDA contract with J.H. Findorff & Son, Inc. for construction manager/contractor services for the remodel of the Atrium at The Villager.

9 **ALLIED DEVELOPMENT SUBCOMMITTEE REPORT**
January 2010

Allied Drive Update

9a Allied Drive Phase 2 Update

9b [17250](#) A resolution authorizing the City Attorney to petition Dane County Circuit Court to vacate/discontinue a portion of the lands dedicated to the public within the plat of 1st Addition to Allied Terrace to allow recording of the Allied Drive Phase II plat.

10 CLOSED SESSION NOTICE

When the Community Development Authority considers the following items, it may go into closed session pursuant to Section 19.85(1)(e), Wisconsin Statutes, which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. If the CDA does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wisconsin Statutes, Section 19.85(2).

10a Discussion regarding the financing application for Wingra Commons, LLC Senior Housing Project

10b Discussion on negotiations of the Development Agreement between the CDA and Horizon Development Group, Inc. for the proposed Burr Oaks Senior Housing Redevelopment Project

11 ADJOURNMENT