



# City of Madison

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

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Thursday, July 12, 2018

4:30 PM

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

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### CALL TO ORDER / ROLL CALL

The meeting was Called to Order at 4:31 p.m. by Chairperson Daniel G. Guerra, Jr.

**Present:** 6 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brasser and Claude A. Gilmore

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

### APPROVAL OF MINUTES

Dean Brasser noted that Lisa Daniels was listed twice in the "Staff" section. A motion was made by Gilmore, seconded by Carter, to Approve the Minutes of the June 14, 2018, meeting, as Amended. The motion passed by voice vote.

### PUBLIC COMMENT

All public comment concerned Agenda item # 8, and the proposal for a skilled building trades educational center at the Village on Park.

Chad Lawler, representing the Madison Area Business Association (MABA), spoke in support a proposal for a Skilled Trades and Technology Center at the Village on Park, sponsored by MABA and the Boys and Girls Club of Dane County (BAGDC). He said they want permission to go in to do a survey of the Villager to see if it would be cost-effective for them to rehab the entire building space. If the proposal were approved, the commitment of MABA would be for the entire term of the lease, either five or ten years.

Dr. Willie D. Larkin, representing the Boys and Girls Club of Dane County (BAGDC), spoke in support of the proposal. He said college is not for everyone, and those who get degrees also acquire a large debt. Many can succeed in the area of skilled trades, without needing college degrees. (see attachment to Leg. 52373 "Larkintext.pdf"). Jobs worth \$40,000-\$80,000 annually would be available.

Alex Gagnon, representing BAGDC, spoke in support of the proposal. He said they can help to mitigate the "opportunity gap" that currently exists, and that Village on Park would be a good location for a skilled trades corridor.

John McKenzie, of Madison, appeared in support of the proposal and was available to answer questions.

Sheri Carter asked how this program would be different from already existing programs such as the Big Steps program at the Labor Temple, and the program run by Urban

League.

Gagnon said their goal is not duplicate those programs, but to complement them, and feed their students into them. BAGDC outreach currently extends to more than 7,000 students. They are also looking beyond just the local area. Also, rehabilitation of the facility would encourage current tenants to stay.

Carter asked how "skilled trades" are different from "labor?"

McKenzie said that by "labor" they mean the lowest paying, unskilled, entry level jobs.

Gilmore said we need to make sure these kids are getting actual jobs.

McKenzie said there can also be entrepreneurship. A person in the skilled trades can become a business owner without having a college degree.

Gilmore said we need to consider this from the point of view of contracts and obligations

Larkin said there is community support.

Gilmore said the residents of the area need to be involved or the program won't work.

Guerra said the Board needs to consider both short- and long-term obligations for the property. Doors should be open for other partners as well, and that should be included in any written contracts.

Larkin said the people already in the space will be skeptical. You have to let people know you are trying to build and enhance the community. The MABA and BAGCDC will have public meetings where they tell everyone what they are planning.

Guerra said there has to be a solid business plan.

## DISCLOSURES AND RECUSALS

Sara Eskrich is a member of the Bayview Foundation Board.

## DISCUSSION ITEMS

1. [32700](#) COMMUNICATIONS

Erdman said Matt Wachter has another contract for Mosaic Ridge that will require CDA approval, and will want to have a telephone meeting during the week of July 16 to discuss and approve it.

## PRESENTATION OF CONSENT AGENDA

None.

Take Items Out of Order

**A motion was made by Gilmore, seconded by Eskrich, to Suspend the Rules to Take Items Out of Order. The order will be Closed Session # 8, 9, 7, 2-6, 10. The motion passed by voice vote.**

VILLAGE ON PARK

**CONVENE INTO CLOSED SESSION**

**A motion was made by Eskrich, seconded by Daine, to Convene into Closed Session at 4:59 p.m. The motion passed by the following vote:**

**Ayes:** 6 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brassler and Claude A. Gilmore

8. [52373](#) Boys and Girls Club - Long-term plans for North building and related parking issues

**Claude Gilmore left the meeting at 5:38 p.m. A quorum was still present.**

**Present:** 5 - Sara Eskrich; Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine and Dean Brassler

**Excused:** 1 - Claude A. Gilmore

**RETURN TO OPEN SESSION**

**A motion was made by Brassler, seconded by Eskrich, to Return to Open Session. The motion passed by the following vote:**

**Ayes:** 5 - Sheri Carter; Daniel G. Guerra, Jr.; Sariah J. Daine; Dean Brassler and Sara Eskrich

**Excused:** 1 - Claude A. Gilmore

*For available commentary on the above item discussed in closed session, please see "PUBLIC COMMENT."*

9. [52294](#) CDA Resolution # 4284 - Authorizing a lease with Board of Health for Madison and Dane County on behalf of Public Health-Madison and Dane County for temporary office space in the North Building at the Village on Park.

**A motion was made by Brassler, seconded by Carter, to Approve. The motion passed by voice vote.**

7. [52251](#) 2017 Audit Presentation

The 2017 audit report was presented by Vasvi Joshi, of Baker Tilly Virchow Krause, LLP. She said they had to restate the equity (p. 2) to correct an error from past years, but there were no major concerns.

Guerra asked if there were any problems from the HUD audit.

Erdman said HUD doesn't like that we co-mingle our cash with that of the City.

**A motion was made by Brassler, seconded by Daine, to Accept the audit report. The motion passed by voice vote.**

2. [49981](#) Housing Operations Monthly & Quarterly Report - 2018

Tom Conrad provided the report. He said we have had a drop of approx. 25 Section 8 vouchers, because other housing authorities have absorbed some of our vouchers.

Also, as it is summer, a lot of voucher-holders are shopping, so our total numbers are down, but should increase soon when they have found living space. The July report, next month, should show better results from our increased pay standard.

Guerra asked if there was concern about the number of vouchers.

Conrad said yes. The goal for 2019 is 1800 vouchers, and he would like to get to that point during 2018. Positive news is that we have added 20 new vouchers for homeless families to Tree Lane, and those should be leased up soon.

Daine asked why there are now non-seniors at Romnes.

Conrad said those units are now classified by HUD as for "senior or disabled," and all current residents are in one of those categories.

Lisa Daniels said according to HUD rules, age cannot be used a factor if a tenant/applicant is disabled.

Carter asked if Romnes is scheduled for remodeling.

Erdman said not at this time.

3. [52370](#) The Reservoir - Asset Management Report

Lisa Daniels presented the report, and described the history, status and goals of the Reservoir.

Erdman noted that Agenda item #5 relates to the sale of the unit at 601 S. Baldwin St. We need to make sure we have rent and tenant restrictions in place. We should also consider a modification to the current Planned Development zoning, to allow renting the livery units to other than non-profit organizations.

4. [51479](#) CDA Resolution # 4268 - Amending the Bylaws of the Community Development Authority

**A motion was made by Carter, seconded by Brassier, to refer to a future meeting. The motion passed by voice vote.**

5. [51935](#) CDA Resolution # 4282 - Authorizing the issuance of a request for proposals for the sale of 601 S. Baldwin Street in Madison, WI

Erdman said the CDBG office has been working on the possibility of the sale of this unit at market value to a non-profit, that could then operate it as a low-income housing unit.

**A motion was made by Brassier, seconded by Carter, to Approve. The motion passed by voice vote.**

6. [52369](#) Discussion regarding property at Hoboken and W. Broadway as it relates to Bridge-Lake Point Neighborhood Center

Erdman asked for input from the Baord. She said the City owns the parcel which houses the Bridge-Lakepoint-Waunona Neighborhood Center and daycare at 1917 W. Broadway, and a nearby property at 1910 Lake Point Dr. The CDA owns two vacant parcels at 5330 Hoboken and 1918 W. Broadway. The 1917 W. Broadway building has 2 housing units on the second floor, and the neighborhood center on the first floor is inadequate. The City has allocated \$2.5 million to rebuild the neighborhood center. They want to build it on one of the vacant CDA parcels, but would need to buy it from the CDA, and the purchase would reduce the \$2.5m funding. Instead they propose to swap these two properties with the two vacant CDA properties, straight across.

Eskrich asked how the CDA would use the current neighborhood center.  
Erdman said it would be returned to housing.

Daine asked what would happen to the daycare.  
Carter said it would move into the new neighborhood center.

Carter said the residents really want a new neighborhood center.

#### MOSAIC RIDGE

10. [52412](#) CDA Resolution # 4285 - Authorizing the CDA Executive Director to Purchase a Home on Lot 9 of Mosaic Ridge  
**A motion was made by Eskrich, seconded by Brasser, to Approve. The motion passed by voice vote.**

11. [35133](#) CDA EXECUTIVE DIRECTOR'S REPORT  
Erdman said that the Triangle Steering Committee had met.  
Conrad said that at the most recent meeting they were moving past just the street grid options.  
Eskrich said the committee has scheduled an "Open House" meeting on August 23.  
Erdman said that CDA, CDD and Bayview staff met regarding new construction and redevelopment at Bayview.

12. [35867](#) SCHEDULED MEETINGS

13. [36526](#) BUSINESS BY THE COMMISSIONERS

#### ADJOURNMENT

**A motion was made by Brasser, seconded by Eskrich, to Adjourn. The motion passed by voice vote, and the meeting Adjourned at 6:25 p.m.,.**