



City of Madison
Meeting Minutes - Final
COMMUNITY DEVELOPMENT
AUTHORITY

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

Thursday, June 8, 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. 2714, approving the minutes of the April 11, 2006, regular meeting.

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

2b CDA Resolution No. 2720, approving the minutes of the May 23, 2006, special meeting.

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

3 PUBLIC COMMENT

None

4 COMMUNICATIONS

None

5 ROUTINE BUSINESS

5a Community Development Status Report for the months of April and May 2006.

A motion was made by Bruer, seconded by Shimanski, to approve the report. The motion passed by acclamation.

5b Housing Operations Status Report for the months of March and April 2006.

A motion was made by Shimanski, seconded by Bruer, to approve the report. Motion passed by acclamation.

5c CDA Resolution No. 2716 authorizing the Executive Director to write off uncollected tenant accounts for CDA-owned housing.

A motion was made by Shimanski, seconded by Bruer, to approve the resolution. Motion passed by acclamation.

5d CDA Resolution No. 2721, authorizing issuance of Project Based Vouchers.

Agustin Olvera distributed a memo containing the following project-based voucher recommendations of the Housing Operations Subcommittee:

Proposal From / # of Vouchers
Housing Initiatives - 6
Independent Living - 6
Porchlight - 8
Project Home - 20
YWCA- 8
TOTAL - 48

Ms. Jeanne Hoffman, representing the Mayor's Office, registered and spoke in support of adoption. The following persons also registered and spoke in support of adoption:

- 1. Mr. Freddie Clark of 2414 Allied Drive, #3*
- 2. Mr. Nick Derneand, representing PQ Investment*
- 3. Ms. Alice Howard, representing the Allied Dunn's Marsh Neighborhood Association*
- 4. Ms. Rita Giovannoni, representing Independent Living, Inc.*
- 5. Ms. Denise Matyka, representing Project Home*
- 6. Mr. Dean Loumos, representing Housing Initiatives*
- 7. Mr. Steven Schooler, representing Porchlight*

Ms. Karyn Knack, Ms. Natalie Bock and Mr. Paul Dombrowski, Project Home Board members, registered in support of adoption and available to answer questions.

Mr. Duane Steinhauer of 2330 Allied Drive registered and spoke in opposition to adoption.

Mr. Henry Stanley of 2513 Scenic Ridge Drive registered to ask questions.

Mr. Thomas Hoversten (no address) registered and spoke, but did not indicate on the registration form whether he supported or opposed adoption.

A list of names of residents at Prairie Crossing, who were in support of adoption, was submitted to the CDA (list attached).

A motion was made by Shimanski, seconded by Margiotta, to approve CDA Amended Resolution No. 2721, authorizing the Executive Director of the CDA to enter into contract(s) for issuance of up to 48 housing choice vouchers under the newly established Project Based Voucher program effort. The motion passed by acclamation.

5e

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.

A motion was made by Shimanski, seconded by Ald. Bruer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

6 PUBLIC HEARING

6a At 5:00 p.m., the Chair declared the public hearing open regarding CDA Resolution No. 2713, approving the Allied Redevelopment Plan and Boundaries.

Mr. Duane Steinhauer of 2330 Allied Drive registered to ask questions. Joe Gromacki and Dan Rolfs of the Community & Economic Development Unit appeared to answer questions. There were no other registrants and no written comments had been received. The Chair then declared the public hearing closed.

A motion was made by Bruer, seconded by O'Driscoll to approve the Resolution. The motion passed by acclamation.

7 DETAILED BUSINESS

7a

CDA Resolution No. 2719, a final resolution authorizing and providing for the sale of bonds for the Community Development Authority of the City of Madison, Dane County, Wisconsin and providing for various further proceedings in connection therewith (Pres House Project).

Mr. Ted Schmidt and Attorney Michael Christopher, representing the Pres House, registered in support of adoption and available to answer questions. Anne Zellhoefer, Assistant City Attorney, appeared to answer questions.

A motion was made by Bruer, seconded by Shimanski, to approve the Resolution. The motion passed by acclamation.

7b Report of the Capital Revolving Fund Subcommittee regarding the Twin Oaks Condominium Project.

Report was referred to the July 13, CDA meeting.

7c Report of the Community Development Subcommittee regarding the Villager Financial Feasibility Plan.

Ald. Bruer presented the report of the Community Development Subcommittee, recommending the following:

- 1. Staff be directed to develop a Request for Proposals and Criteria and Framework for selection.*
- 2. Don Marx from Real Estate be designated as project manager and owner representative for managing the process and making recommendations on the selection of proposals.*
- 3. Adoption of the Framework and Criteria for Future Space at the Villager.*

A motion was made by O'Driscoll, seconded by Bruer, to approve the report. Motion passed by acclamation.

8 BUSINESS BY THE COMMISSIONERS

8a Discussion regarding meeting attendance.

No action.

8b Election of Chair and Vice Chair for the 2006-2007 term.

A motion was made by Bruer, seconded by O'Driscoll to appoint Levitan as Chair and Shimanski as Vice-Chair. The motion passed by acclamation.

8c Subcommittee appointments for the 2006-2007 term.

Subcommittee memberships are as follows:

COMMUNITY DEVELOPMENT

*Ald Timothy Bruer, Chair
Susan Canty
Kevin O'Driscoll*

CAPITAL REVOLVING FUND

*Kevin "Driscoll, Chair
Stuart Levitan
Susan Canty*

HOUSING OPERATIONS

*Gregg Shimanski, Chair
Ald. Isadore Knox, Jr.
Rebecca Margiotta*

9 SECRETARY'S REPORT

9a Allied Drive Update

Report presented.

9b Villager Update

Report presented.

9c Update on Long-Range Planning Committee

Report presented.

10 ADJOURNMENT

A motion was made by Bruer, seconded by O'Driscoll to adjourn at 6:00 p.m. The motion passed by acclamation.

Respectfully submitted,

*Percy Brown, Deputy Secretary
Community Development Authority*