



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, March 9, 2010

12:00 PM

Madison Municipal Bldg., Rm. 313  
215 Martin Luther King, Jr. Blvd.

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### ~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

#### CALL TO ORDER / ROLL CALL

**Present:** 3 -

Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

**Excused:** 4 -

Julia S. Kerr; Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

#### 1 APPROVAL OF MINUTES

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve the Minutes. The motion passed by voice vote/other.**

#### 2 PUBLIC COMMENT

None

#### NEW BUSINESS

#### 3 THE VILLAGER UPDATE

##### 3a [17670](#)

CDA Resolution No. 2948, authorizing the execution of a second amendment to the Option to Purchase with Madison Community Health Center, Inc. (d/b/a Access Community Health Centers) for the sale of a parcel of land within the boundaries of The Villager for the construction of an outpatient healthcare facility.

**A motion was made by O'Driscoll, seconded by Thompson-Frater, to recommend adoption. The motion passed by voice vote/other.**

##### 3b [17682](#)

Discussion/action on the Draft Retail Marketing Strategy

The Subcommittee reviewed a project summary prepared by Siegel-Gallagher which will be distributed to prospective tenants as a supplement to the marketing brochure. O'Driscoll suggested the idea of highlighting the dollar amount the CDA has invested in The Villager to date. Bruer noted that the CDA needs to provide tools to attract desired uses with emphasis on moving forward on the southern end of The Villager. Parking remains a challenge. Also there is general concern about the neighborhood. It would be useful to note what are the rents, where are the units located, and what is the traffic count. The Market Consultant was

very optimistic and stated that the best way to market is to go out and knock on doors to bring people in. Starting in April the consultant will present to the Subcommittee the following information:

- a. A framework that will deal with development phasing
- b. A progress report on who they have talked to
- c. A rough first quarter leasing report, followed by monthly reviews
- d. Monthly parking report and where we are on overall plan.

3c [17690](#)

CDA Resolution No. 2949, authorizing change orders to contracts for Phases B, C, and D for the remodeling of the Atrium at The Villager and to contracts for Phase E for tenant improvements for space within the Atrium that will be leased to the County of Dane.

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to recommend adoption. The motion passed by voice vote/other.**

3d Discussion on Non-Smoking Policy for The Villager Property

The Subcommittee discussed the idea of instituting a non-smoking policy at The Villager in response to smoking by MATC students in areas not designated for smoking. There are two spots designated for smoking, which are far removed from MATC. The current policy has presented operational problems, as is difficult to manage.

**A motion was made by O'Driscoll, seconded by Thompson-Frater to recommend adopting a non-smoking policy for The Villager, effective April 1, 2010. The motion passed by voice vote/other.**

#### 4 BURR OAKS SENIOR HOUSING UPDATE

Marx and Rolfs provided the update:

- CDA has acquired all properties except for the Bobo Property.
- Bobo has until end of today to appeal condemnation.
- If Bobo decides to file, it will be a lawsuit.
- None of the other owners are likely to appeal, but could change their minds.
- 826 Badger Road is empty and most buildings are partially empty.
- All except 13 of the residents have completed the move-out process.
- One Section 8 resident will not move out until end of May. Staff will check with Housing Operations on this matter.
- Moving ahead with plans for demolition, including removal of hazardous materials and planning for control burn by Fire Department
- Progress on Development Agreement: Received term sheet from developer on Friday.
- There is no budget authority for vouchers: Exploring the option of using developer fee to free up vouchers.
- We are now in a healthy competitive environment for tax credits, but might be the only proposal with an affordability requirement.

#### 5 TRUAX PARK UPDATE

Olinger provided the Truax update:

- Recently met with architects on design issues: We are getting closer; issue remain with site grading.
- Project is sparking interest from tax credit investors.
- HUD has gone into a "block-out" period and is not talking about gap financing.
- Continuing to explore financing options including exchange funds from WHEDA.
- Staff senses that the financing prospects for the project is good.
- Vouchers are Plan B option.

**6 FUTURE AGENDA ITEMS**

No discussion.

**7 ADJOURNMENT**

**A motion was made by Thompson-Frater, seconded by Bruer, to Adjourn at 1:25 p.m. The motion passed by voice vote/other.**