



City of Madison

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

Tuesday, February 12, 2008

12:00 PM

LL110, Madison Municipal Bldg.
215 Martin Luther King, Jr. Blvd.

COMMUNITY DEVELOPMENT SUB-COMMITTEE MEETING

These minutes are in draft format until approved at a future meeting.

1 CALL TO ORDER / ROLL CALL

Present: 4 -

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

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

2 APPROVAL OF MINUTES

A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve the Minutes of the meeting of January 23, 2008. The motion passed by voice vote.

3 PUBLIC COMMENT

Bruer opened the public comment period of the meeting. Mr. Tom Bunbury and Mrs. Marijo Bunbury, 1331 South Street registered. Mr. Bunbury spoke, noting that the economic revitalization potential of the neighborhood surrounding the Truman Olson facility would impact the City for the next 100 years. Mr. Bunbury stated that he supports and is committed to the various plans for the neighborhood developed by the City. He applauded the City's efforts in its planning for the economic revitalization of the area. Mr. Bunbury was the developer for a project known as Wingra Village that he proposed for the neighborhood in the 1980s that did not come to fruition.

Mr. Bunbury stated that he recently invested around a half million dollars in renovating the apartment buildings that he owns adjacent to the Truman Olson property. Mr. Bunbury noted that he plans to meet with Mr. Steve Schooler (Porchlight Inc.) and Mr. Bill White (Michael Best Friedrich) to discuss their proposal for the Truman Olson property. Mr. Bunbury noted that he was torn between homeless support and the need for economic revitalization within the neighborhood. Mr. Bunbury noted that it might be more appropriate to locate homeless services in a more established neighborhood.

Bruer questioned Mr. Bunbury about what he would do with the Truman Olson

property, upon which he replied that the City should own and control it in order to guide the future development of the site and the surrounding area. He stated that decisions made for the Truman Olson property would impact that entire Triangle, and south side of Madison. Brown stated that one of the key contributing factors to the success of the Lake Point revitalization was the CDA's ownership and control of a significant portion of the lands in the area. Mr. Bunbury stated that he would like to build a quality affordable housing project on the South side in the near future, but like other stakeholders in the area, is watching to see what is going to happen at the site. He concluded that the City should stay the course with its economic revitalization strategies for the area, with everyone stepping-up to the plate.

Bruer thanked Mr. and Mrs. Bunbury for coming to the meeting to share their insights about the neighborhood and closed the public comment period.

4 NEW BUSINESS

- 4a 08712 Continued discussion on the issues that need to be addressed and the process that will be utilized to prepare a redevelopment plan and homeless assistance submission for the Truman Olson Army ROTC facility at 1402 South Park Street.

Attachments: [African American Ethnic Academy NOI](#)
[Madison Central Montessori School NOI](#)
[Porchlight NOI](#)
[11-30-2007 Mayor Ltr to the CDA includes attachments](#)
[South Madison Neigh Plan Jan 2005](#)
[Wingra Market Study June 2005](#)
[Res 01363 Wingra Creek Market Study 3-7-2006](#)
[Goodwill NOI](#)
[Guidebook on Military Base Reuse and Homeless Assistance 7-2006](#)
[Memo to CDA re Truman Olson ARC 1-10-08](#)
[Res Scattered Site Hsg Fund Guidelines 11-6-1990](#)
[Res Hsg Diversity Policy 12-12-1990](#)
[BaseRedevelopmentManual3-1-2006](#)

Bruer asked Hickory Hurie of the CDBG office to provide an overview of City's Program and Framework for serving the homeless in Madison. O'Driscoll questioned Hurie about where the greatest need for homeless housing was located within the community. Hurie noted that permanent supportive housing is needed everywhere. Fifty units could be added each to the north, south, west, and east sides, and there would still be a need for more housing. Hurie highlighted some of the homeless problems found in City parks adjacent to the Park Street corridor. Several incidents involving homeless men occurred in Brittingham Park this past summer. Neighborhood residents have expressed concerns about using the Park. Hurie stated that finding sites is challenging.

Bruer noted that it was important to reach-out to other stakeholders in the neighborhood, including Copp's, Dean Care, the Labor Temple, etc. Bruer questioned how the Sub-Committee should move forward to meet the objectives of homeless housing, recognizing that no area of the City has accommodated more people than this neighborhood. Bruer stated that not only is housing for the homeless inconsistent with the zoning/land use and the priorities established in

the recent neighborhood plans for the area, but the area, as a whole, has been identified as having an over concentration of low-income, special needs housing that the neighborhood and the City have been attempting to dismantle over time through the efforts of the City's Fair Share Housing Plan. How does the Sub-Committee identify a win/win situation?

Ald. Kerr noted that there are a lot of issues, and that there is need for staff leadership on this project.

Mr. Mario Mendoza stated that the Mayor's Office would facilitate a City staff team's management of this project. It was noted that City staff team members would include Mendoza, Olinger, Murphy, Brown, Marx, Hurie, and Mikolajewski.

4b Lake Point Condominiums Update

Brown provided a brief update on the Lake Point Condominium Project. The developer had indicated that they were not in a position at this time to expend funds on developing an elaborate marketing brochure, especially when the most active marketing tool has been the web site. The developer had agreed to doing a brochure as a condition of the CDA upon granting an extension of the maturity date of the CDA loan. The Sub-Committee directed staff to contact the developer and request submission of the brochure immediately.

4c The Villager Master Plan Update

Olinger reviewed the Request for Statement of Qualifications for architectural and engineering design services for remodeling of interior space, exterior improvements, and for provision of design services for future build-out space. There was discussion on how the CDA would work with tenants on build-outs. Sub-Committee members favored the idea of establishing an hourly rate and a not to exceed built in tenant improvement allowance, on a case-by-case basis.

A motion was made by Thompson-Frater, seconded by O'Driscoll, for the CDA to hire an owner's representative for the project. The motion passed by voice vote.

The Request for Statement of Qualifications should be issued within the next week to 10 days with interviews conducted in mid March. Thompson-Frater will serve on the Selection Committee. Bruer expressed his appreciation for staff's hard work and dedication on the sale of the gas station.

CLOSED SESSION NOTICE

A motion was made by O'Driscoll, seconded by Thompson-Frater, to Convene into Closed Session. The motion passed by the following vote:

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes: 4 -

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

- 4d Discussion of terms and conditions for the potential sale of a parcel of land at The Villager to the Urban League of Greater Madison.

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to Reconvene.
The motion passed by the following vote:**

Excused: 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

Ayes: 4 -

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

5 ADJOURNMENT

**A motion was made by Thompson-Frater, seconded by O'Driscoll, to Adjourn.
The motion passed by voice vote. The meeting adjourned at 2:00 p.m.**