



City of Madison

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

Agenda - Amended COMMUNITY DEVELOPMENT AUTHORITY

Thursday, September 16, 2010

4:30 PM

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

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 hnuv 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

Community Development Subcommittee: Tues., Sept. 21, Noon, 313 MMB
CDA Special Meeting: Thurs., Sept. 23, 4:30 p.m., 313 MMB
Housing Operations Subcommittee: Wed., Oct. 13, 4:30 p.m., 120 MMB

CDA Regular Meeting: Thurs., Oct. 14, 4:30 p.m., Villager, 2234C S. Park St.
Allied Development Subcommittee: Thurs., Oct. 21, 4:30 p.m., 313 MMB

1 APPROVAL OF MINUTES

1a August 12, 2010: <http://legistar.cityofmadison.com/calendar/#current>

1b August 26, 2010: <http://legistar.cityofmadison.com/calendar/#current>

2 PUBLIC COMMENT: None

Members of the public are allowed up to three minutes to speak on any agenda item.
Please fill out registration form and give it to the Board Secretary.

3 COMMUNICATIONS

3a Welcome of new CDA Executive Director, Natalie Erdman

4 [19453](#) Presentation by Baker Tilly Virchow Krause, LLP, regarding the 2009 CDA Financial Statements

by Renee Meinholz, Senior Manager

5 [20158](#) Presentation by Lynn Wood, Wood Communications Group, of the research related to the renaming of The Villager

6 [17719](#) Housing Operations Monthly Report

6a [19852](#) CDA Resolution No. 2973, authorizing the submission of the required 2011 Annual Agency Plan.

6b [19824](#) CDA Resolution No. 2980 - Authorizing the signing of a contract for Brittingham Elevator Penthouse and Electrical Upgrades.

6c [19854](#) CDA Resolution No. 2981, authorizing a one-year extension of the contract with the Mental Health Center of Dane County for services in the Triangle.

6d [19855](#) CDA Resolution No. 2982, approval for the Executive Director to enter into contract for 24 Project Based Vouchers for the project know as the Truax Park Apartments Redevelopment Project.

7 [17652](#) ECONOMIC DEVELOPMENT STATUS REPORT

8 DETAILED BUSINESS

8a [19454](#) Amended CDA Resolution No. 2974, accepting an Affordable Housing Trust Fund Loan from the City of Madison in the amount of \$1,025,000 for the Truax Park Apartments Project and authorizing the Chair and Executive Director to execute loan documentation as required by the City.

Item referred on August 26, 2010

8b [18937](#) Resolution authorizing the Mayor and City Clerk to execute a Termination of Agreement with Bayview Foundation, Inc. to release the City's future ownership rights in the Bayview Foundation's property located in the Triangle Plat in the City of Madison.

Item referred on August 12, 2010

9 BUSINESS BY THE COMMISSIONERS

9a [19819](#) Housing Merger Planning Committee Final Report
by Kevin O'Driscoll, CDA Vice-Chair (Item referred on August 12, 2010)

9b Preliminary 2011 CDA Meeting Schedule

9c [19849](#) 2010 CDA Work Plan

10 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - August 2010

by Kelly Thompson-Frater, Subcommittee Chair

10a [19966](#) Name of the Allied Drive Phase II Development

10b [19440](#) **Allied Design Guidelines Update**

11 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - August 2010: No report

by Timothy Bruer, Subcommittee Chair

11a Truax Park Update: No report

11b [19957](#) CDA Resolution No. 2984, modifying Resolution No. 2978 to authorize the authority to act as borrower of the Johnson Bank construction loan for the Truax Park Apartments Redevelopment Project.

11c [19141](#) **Truman Olson Update**

THE VILLAGER UPDATE

11d [19735](#) Substitute CDA Resolution No. 2979, authorizing the execution of a lease with Public Health-Madison and Dane County for space within The Villager.
Item referred on August 26, 2010

11e [19943](#) CDA Resolution No. 2983, authorizing the execution of a lease with Ancora Coffee Roasters, Inc. for retail space within the Atrium at The Villager.

11f BURR OAKS SENIOR HOUSING UPDATE

CLOSED SESSION NOTICE

When the Community Development Authority considers the following item, 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).

11f Continued Discussion of Settlement-Badger Trust vs. CDA

12 ADJOURNMENT