



City of Madison

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

Thursday, April 2, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

[35867](#)

SCHEDULED MEETINGS:

Finance Subcommittee: Tues., May 5, 2pm, LL-130 MMB
Community Development Subcommittee: Thurs., May 7, Noon, 313 MMB
Housing Operations Subcommittee: Wed., May 13, 4:30pm, 120 MMB
CDA Regular Meeting: Thurs., May 14, 4:30pm, 260 MMB
CDA Special meeting (if needed): Thurs., May 28, 4:30pm, LL-130 MMB

CALL TO ORDER / ROLL CALL

Staff Present: Augie Olvera, Matt Wachter and Nancy Prusaitis

Chair Lofton called the meeting to order at 4:37 p.m.

Present: 5 - Lucas Dailey; Lauren K. Lofton; Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

Absent: 2 - Larry Palm and Daniel G. Guerra, Jr.

1 APPROVAL OF MINUTES: March 12, 2015

A motion was made by Thompson-Frater, seconded by Brassler, to Approve the Minutes of the meeting of March 12, 2015. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 [32700](#) COMMUNICATIONS

None

PRESENTATION OF CONSENT AGENDA: Including Items 5, 5A, 7 and 8

A motion was made by Brassler, seconded by Daine, to Adopt the Consent Agenda. The motion passed by voice vote.

5 [34760](#) **HOUSING OPERATIONS MONTHLY REPORT**

5A [29695](#) Housing Operations Subcommittee Report

6 [35133](#) **CDA EXECUTIVE DIRECTOR'S REPORT**

Wachter said regarding the future move of the home ownership programs to CDBG, an Ordinance will be introduced to Council on Tuesday. It will be referred back to the CDA next month.

7 [35134](#) Community Development Subcommittee Report

8 [35137](#) Finance Subcommittee Report

9 [37455](#) CDA Resolution No. 4124, approving a three-year extension of the management contract with Meridian Group, Inc. at The Reservoir.
A motion was made by Thompson-Frater, seconded by Brasser, to refer this item to the next meeting. The motion passed by voice vote.

10 [35665](#) **ALLIED DRIVE UPDATE**

Wachter stated that last month we talked about a potential park. Will meet with Parks Department on Wednesday and will also meet with the neighborhood next week. Will come back to CDA with results of those meetings.

The neighborhood has been selected for Madison's Eats (food/truck program). They are proposing to have 4-5 food carts on Wednesday nights throughout the summer (16 weeks). The group will hand out tickets through neigh organizations. This is a neighborhood building activity. They would also like to put porta potties and picnic tables on our property between Mosaic Ridge and Allied Drive. Need to find out more about this because items will be left there.

Thompson-Frater said we are looking for a commitment from the neighborhood.

11 [33361](#) **TRUAX PARK REDEVELOPMENT UPDATE**

Wachter said there was a team meeting/site visit yesterday. The framing is up on the 24-unit. The eight-unit building has a slab. Very much on track for all the buildings, a little bit ahead on a couple. No problems. HUD toured and had no concerns.

11A [37850](#) CDA Resolution No. 4128, authorizing Change Order 002 to the contract by and between Truax Park Development, Phase 2, LLC and McGann Construction, Inc. in an amount of \$66,227.20.

A motion was made by Thompson-Frater, seconded by Daine, to Approve. The motion passed by voice vote.

12 [20808](#) **THE VILLAGE ON PARK**

12A [37848](#) CDA Resolution No. 4127, authorizing the extension and amendment of the contract for property management services at The Village on Park between Siegel Gallagher Management Company and the CDA.

Erdman said this is an extension of the Siegel Gallagher management contract. Can be cancelled on 90-days notice by either party. \$3200 or 4% of gross monthly. We are happy with their services.

A motion was made by Thompson-Frater, seconded by Dailey, to Approve. The motion passed by voice vote.

12B [37904](#) CDA Resolution No. 4129, authorizing the execution of a First Amendment to the Lease executed between the CDA and the Wisconsin Women’s Business Initiative Corporation for space within The Village on Park.

Erdman said WWBIC currently occupies space in the Lower level at The Village on Park. The Financial Education Center is terminating their lease April 30. WWBIC agreed to add the Financial Education Center’s space to theirs and extend their lease (three-year extension). The only cost is to put a door between the two spaces.

Lofton disclosed that she worked with WWBIC on their original lease.

A motion was made by Thompson-Frater, seconded by Brassler, to Approve. The motion passed by voice vote.

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

Lofton said this Ald. Dailey’s last meeting. She thanked him for his service.

14 **ADJOURNMENT**

A motion was made by Daine, seconded by Brassler, to Reconvene. The motion passed by voice vote. The meeting adjourned at 4:50 p.m.