



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, April 14, 2011

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ PLEASE NOTE CHANGE IN MEETING LOCATION ~

CALL TO ORDER / ROLL CALL

Present: 4 -

Gregg T. Shimanski; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 3 -

Tim Bruer; Julia S. Kerr and Kevin M. O'Driscoll

SCHEDULED MEETINGS

Allied Development Subcommittee: Thurs., April 21, 4:30 p.m., Revival Ridge Apts. Community Rm., 2313 Allied Dr.

CDA Special Meeting: Thurs., April 28, 4:30 p.m., 313 MMB

Community Development Subcommittee: Tues., May 10, 4:30 p.m., 313 MMB

Housing Operations Subcommittee: Wed., May 11, 4:30 p.m., 120 MMB

CDA Regular Meeting: Thurs., May 12, 4:30 p.m., 260 MMB

1 APPROVAL OF MINUTES

1a March 10, 2011: <http://legistar.cityofmadison.com/calendar/#current>

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

1b March 24, 2011: <http://legistar.cityofmadison.com/calendar/#current>

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

2 PUBLIC COMMENT: None

3 **DISCLOSURES AND RECUSALS: None**

4 [22059](#) COMMUNICATIONS

Received.

5 [17719](#) **HOUSING OPERATIONS MONTHLY REPORT**

Erdman presented the monthly report:

- Conrad attended NAHRO conference in Washington D.C.
- Potential cuts in vouchers could be as high as 75% or \$200,000 gap; may have to adjust level of service provided.
- Public housing and funding for project-based vouchers should be okay in 2011.
- All 20 project-based voucher units occupied at Project Home.

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

5a [22025](#) CDA Resolution No. 3012 - Authorizing the Community Development Authority Executive Director to execute a contract with JBM Patrol & Protection for Security Guard Services in the East, West, and Triangle Low-Rent Public Housing and Project Based Section 8 developments

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

5b [22026](#) CDA Resolution No. 3013 - Authorizing the filing of final Capital Fund Performance and Evaluation Reports for years 2006 and 2007

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

5c [22027](#) CDA Resolution No. 3014 - Authorizing the filing of revised Capital Fund Performance and Evaluation reports for years 2008 and 2009

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

5d [22028](#) CDA Resolution No. 3015 - Authorizing the signing of a contract for; Gay Braxton Apartments Underground Electrical Service Conductors Replacement

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

5e [22029](#) CDA Resolution No. 3016 - Authorizing the filing of revised Capital Fund 5 Year Action Plan

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

5f [22134](#) CDA Resolution No. 3021, authorizing the filing of Revision 2 of the 2007 Capital Fund Performance and Evaluation Report.

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

6 [21255](#) **ECONOMIC DEVELOPMENT STATUS REPORT**

Brown presented the Economic Development Status Report:

- Two closings and one contract at Lake Point Condominiums. Erdman has signed off on application packet which is being forwarded to the potential applicant(s) for the CDA special mortgage financing.
- Monona Shores occupancy at 91%.
- Reservoir, Duplex and Revival Ridge are 100% occupied.
- Levitan noted that on the Rehab/Home Buyer loan status report the loan balance is significantly higher than the balance for the popular Home-Buy Down Payment Assistance Program. Brown stated that \$100,000 has already been transferred into this fund from the Home Buyer (HBA) fund and additional funds can be transferred from both the City-funded HBA and Installment funds as needed as long as we remain within the adopted Budget. With consumer confidence down, the rehab/home buyer loans are off to a lower than normal start. However, Brown is comfortable with the 2011 loan projections and believes the rehab/home buyer programs are going to reach or come close to those targets due in part to the historic low interest rate of 2.5% and the special initiatives in Lake Point, Allied and other targeted neighborhoods. CDA members requested Brown to make a presentation at the May 12 Board meeting on the portion of the adopted budget related to those programs.

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

7 **DETAILED BUSINESS**

7a [21481](#) To approve the Madison Sustainability Plan.

A motion was made by Thompson-Frater, seconded by Fike, to refer to the May 12 meeting. The motion passed by voice vote.

8 BUSINESS BY THE COMMISSIONERS

A motion was made by Levitan, seconded by Fike, for the CDA to commend and express their appreciation to Alder Timothy Bruer, Alder Julia Kerr and Kevin O'Driscoll for their distinguished services rendered to the Community Development Authority of the City of Madison. The motion passed by voice vote.

9 [21520](#) ALLIED DEVELOPMENT SUBCOMMITTEE REPORT

Erdman and Thompson-Frater presented the Subcommittee report:

- Moving ahead with home buyer education plans.
- Have draft of covenant and restrictions.
- Shimanski requested Erdman to prepare and present at next meeting a timeline when certain things will be ready.

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

9a [21090](#) Allied "Focus Group" Update

Lynn Wood made the Power Point presentation at the Joint Special CDA and Allied Development Subcommittee meeting of March 24, 2011. There was a consensus among members on naming the Phase 2 plat "Mosaic Ridge." Lynn Wood will be making the Power Point presentation at the April 28 Allied Area Task Force meeting.

9b [21678](#) Accepting a Safety and Security Report from the Allied Area Task Force.

Lorri Wendorf of the Community Development Division provided a brief overview of the Safety and Security Report and was available to answer questions.

A motion was made by Levitan, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

10 [21247](#) COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT

Erdman highlighted the Subcommittee report. The minutes of the April 12 Community Development Subcommittee were distributed to serve as the Subcommittee report on Items 10a through 10g below (minutes attached). The Community Development Subcommittee recommends adoption of CDA Resolutions 3017 and 3018. A motion was made by Thompson-Frater, seconded by Fike, to Accept. The motion passed by voice vote.

10a [19136](#) BURR OAKS SENIOR HOUSING UPDATE

10b TRUAX PARK UPDATE

10c [19141](#) TRUMAN OLSON UPDATE

10d **BURR OAKS / ANN STREET PHASE 2 UPDATE**

10e [20808](#) **THE VILLAGE ON PARK UPDATE**

10f [22038](#) CDA Resolution No. 3018, authorizing the CDA to amend the construction management agreement for The Village on Park with J.H. Findorff & Sons, Inc. for work relating to Phase Two Site/Façade Improvements.

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

10g [22039](#) CDA Resolution No. 3017, authorizing a change order to the contract with J. H. Findorff and Son, Inc. for the build out of space within The Village on Park that will be leased to the Public Health-Madison and Dane County.

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

11 **ADJOURNMENT**

A motion was made by Thompson-Frater, seconded by Fike, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:15 p.m.