



City of Madison

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

Thursday, March 3, 2011

4:30 PM

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

~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

CALL TO ORDER / ROLL CALL

Present: 3 -
Gregg T. Shimanski; Stuart Levitan and Kelly A. Thompson-Frater

Excused: 4 -
Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Alice J. Fike

1 APPROVAL OF MINUTES: January 20, 2011

A motion was made by Shimanski, seconded by Levitan, to Approve the Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT: None

3 DISCLOSURES AND RECUSALS

ALLIED DRIVE REDEVELOPMENT

4 REVIVAL RIDGE PHASE 1

4a Outdoor Signage: No report

4b Security

Security firm retained.

4c Ramp

Erdman provided a brief update on the ramp:

- Have been looked at by various parties.
- Proposal received from McGann Construction.
- Erdman will secure additional bids from contractors.

4d 21757 Revival Ridge Phase 1 Cash Flow Distribution / Development Fee / Refinance - Discussion

Erdman reviewed the Revival Ridge debt summary, equity summary and cash flow distribution (attached). Erdman will proceed to work on the refinancing plan and update the CDA on the refinancing in September 2011.

5 ALLIED DRIVE PHASE 2

5a 21090 Allied "Focus Group" Update

Erdman and Thompson-Frater reported that the focus group session held at Revival Ridge on February 28 went fine. The session was facilitated by Lynn Wood of Wood Communication Group, Inc. The response from the attendees was quite positive, particularly as it related to the Revival Ridge Apartments. Lynn Wood will conduct some phone interviews and will present her findings on the focus group and interview research at the next Allied Development Subcommittee meeting.

5b Discussion of Plat, CCRs & Phasing

Among the highlights of the discussion were:

- Erdman reviewed the map which highlighted the areas of what goes into the Homeowners Association.
- Outlot 4 will be privately owned.
- Outlot 3 left out for possible community gardening.
- No resolution on Outlot 2; not sure City will pick up.
- CDA could own for first five years or so.
- Sidewalk to go in along property line.
- Levitan felt that owners closest to lot should pay a greater share of the assessment than the owners furthest away.
- Will need to retain legal counsel to draft Homeowners Association documents; could cost between \$1,500 and \$3,000 to get them done. Erdman will check on a number of law firms specializing in that area.
- In the discussion of the phasing plan, the consensus among Subcommittee members was to start with lots 4, 5, 6, 12, 13, 14, 16, 17, 18, 20, 21 and 22.

5c 21585 CDA Resolution No. 3008, authorizing the CDA to hire Destree Design Architects to develop designs for three well constructed, affordable, attractive, sustainable homes in accordance with the Architectural & Landscape Guidelines for Phase II of the Allied Drive Redevelopment.

A motion was made by Shimanski, seconded by Levitan, to Approve. The motion passed by voice vote.

6 ADJOURNMENT

A motion was made by Thompson-Frater, seconded by Shimanski, to Adjourn.
The motion passed by voice vote. The meeting adjourned at 5:30 p.m.