



City of Madison

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

Thursday, January 20, 2011

4:30 PM

2313 Allied Drive
Revival Ridge Apts. Community Rm.

~ 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: December 15, 2010

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

2 PUBLIC COMMENT: None

3 DISCLOSURES AND RECUSALS

NEW BUSINESS

4 19985 Project Budget

Erdman distributed and reviewed the Allied Drive Phase II Development Budget for information purposes (attached). The total sources (CDA General Fund Purchased Services) are \$94,000 and uses are \$94,000.

Thompson-Frater noted that future Allied Development Subcommittee Agendas will include a standing item on the Phase I Revival Ridge Budget review, including such things as signage, site sign, cameras and reviewing the drawings of the ramp, which might have been installed incorrectly.

Erdman will follow up with Kasie on these items. Shimanski noted that he had a couple of contacts in mind for the sign. Erdman will follow up with Shimanski to obtain the contact information.

DISCUSSION ITEMS

5 21090 Allied "Focus Group" Update

Brown reported that the lists of names for the focus groups are done. The next step is to coordinate the scheduling of the focus group meetings with Lynn Wood at Wood Communications Group.

6 20635 **Discussion of the Cooperation and Development Agreement between the City and the CDA for the redevelopment of the Allied Drive Neighborhood**

Erdman reviewed the highlights of the Allied Drive Phase II Cooperation and Development Agreement with the City of Madison for the Redevelopment of the Allied Drive Neighborhood (attached):

- Appoints the CDA as master developer.
- Deferred payment note.
- Reinvestment of developer fee.
- Distribution of developer fee following the completion of Phase I.
- Required reviews by Allied Drive Area Task Force and City committees and commissions.
- Phase II affordability targets.
- Land Sales Proceeds: At least 20% of any land sale proceeds from Phase II shall be reinvested specifically into the development of low- and moderate-income rental housing consistent with the City's policies, plans and objectives. Committee members felt that they would like to see land sales proceeds going toward subsidizing owner-occupied housing development. Levitan will talk with Ald. Solomon about amending the resolution to provide funding for down payment assistance.

- Mixed Use: The CDA will strive to include live/work units in Phase II. Thompson-Frater noted that the Allied Development Subcommittee has had ample discussion on this subject and has taken a position to encourage home occupations or home offices as permitted by Zoning. Language can be incorporated into the GDP/SIP, stating that home occupations may be permitted. Some signage may be allowed.

7 **Update on Development Process**

Erdman provided the update on the development process:

- Plat
- Design Guidelines
- Started Letter of Intent - SIP in draft form
- Proposal from Melissa to design three model units
- Documents: Specifications on energy efficiency with pricing points
- Getting proposal for Outlot 4
- Working on home buyer education/assistance

8 Discussion of Proposal for Home Buyer Education

Erdman reported that we have received a proposal from GreenPath on home buyer education. Among the features are a housing fair and preliminary screening based on a credit score. Potential buyers will be assessed and based on need will be enrolled in a six-hour education program, housing up to 20 people. Price tag is \$10,000. There was discussion on the disposition of the lots, (consistent with design guidelines) and the idea of doing 10 lots at a time with the prices varying based on size. The plan is to specify minimum and maximum lot size. Subcommittee members stressed control, but noted that they didn't want to be over restrictive. Habitat has indicated that they have a proposal to purchase a couple of lots. The goal is to allocate to third sector group, treating all parties equally, based on who can perform and deliver. As an example, a two-unit condo on the corner lot could be a great site for a Movin' Out project.

9 20484 Revised 2011 CDA Meeting Schedule

Subcommittee members reviewed the meeting schedule and was in agreement to keep the Allied Development Subcommittee meeting schedule as presented.

10 ADJOURNMENT

A motion was made by Shimanski, seconded by Levitan, to Adjourn . The motion passed by voice vote. The meeting adjourned at 5:35 p.m.