



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, November 8, 2011

4:30 PM

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

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### ~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

#### CALL TO ORDER / ROLL CALL

**Present:** 4 -

Tim Bruer; Daniel G. Guerra, Jr.; Gregg T. Shimanski and Kelly A. Thompson-Frater

**Excused:** 3 -

Ald. Sue Ellingson; Alice J. Fike and Stuart Levitan

#### 1 APPROVAL OF MINUTES: October 4, 2011

A motion was made by Thompson-Frater, seconded by Bruer, to Approve the Minutes of the meeting of October 4, 2011. The motion passed by voice vote.

#### 2 PUBLIC COMMENT

None

#### 3 DISCLOSURES AND RECUSALS

None

#### 4 23287 CDA EXECUTIVE DIRECTOR'S REPORT

Erdman reviewed the Executive Director's Report covering Items 6, 7, 8, 9, and 9a below:

- Burr Oaks 90% leased. Can close on permanent financing once 90% occupied.
- Truax construction is proceeding on schedule with the last two buildings expected to be completed in November and December. Landscaping is done.
- A number of potential users have looked at The Village on Park, but no commitment. Getting monument sign at street is crucial.
- Bruer working on pizza use.
- Shimanski noted a potential Laundromat use, which he felt would be a good fit.

- The Village on Park currently lacks adequate parking to attract retail users.
- Negotiations with Access continue on purchase of pad at The Village on Park.
- Porchlight has closed on Nakoosa Trail and construction is underway.
- An extension of the \$625,000 outstanding balance on the Fannie Mae Line of Credit for the Lake Point Condominiums has been requested.

5      24431      CDA Resolution No. 3053, adopting a policy that all commercial buildings owned by the Community Development Authority (CDA) will be free of firearms and weapons and posted accordingly.

A motion was made by Guerra, seconded by Thompson-Frater, to recommend approval. The motion passed by voice vote.

6      **TRUAX PARK**

6a      24598      Discussion of Request for Proposal for Joint Venture Development Partners for Truax Park Redevelopment Phase II

Erdman distributed and reviewed the RFP. The CDA is soliciting qualifications and proposals from development teams for the design, development, financing, construction, and management of 40 to 60 affordable apartments in the northeast corner of the property (Truax Park Phase II). The detailed development plan will be jointly developed by the CDA and the selected Development Team with input from existing residents and other interested parties. Shimanski noted that emphasis should be placed on uniqueness of the architecture and design, success and track record in obtaining tax credits and low-income family rental approach. Guerra suggested that in the selection and evaluation process, Number 8 should be merged with Number 1. Subcommittee members concurred. Erdman will incorporate the changes and get the RFP out by Friday.

7      19141      **TRUMAN OLSON UPDATE**

8      **BURR OAKS / ANN STREET PHASE 2 UPDATE**

9      20808      **THE VILLAGE ON PARK UPDATE**

9a      Retail Marketing

**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).

**A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Convene into Closed Session pursuant to Section 19.85(1)(e), Wisconsin Statutes. The motion passed by the following vote:**

**Excused:** 3 -  
Ald. Ellingson; Fike and Levitan

**Ayes:** 4 -  
Bruer; Guerra, Jr.; Shimanski and Thompson-Frater

9b Access Community Health Land Purchase

**A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Reconvene. The motion passed by the following vote:**

**Excused:** 3 -  
Fike; Ald. Ellingson and Levitan

**Ayes:** 4 -  
Bruer; Guerra, Jr.; Shimanski and Thompson-Frater

**10 ADJOURNMENT**

**A motion was made by Guerra, Jr., seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:45 p.m.**