



City of Madison

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

Monday, February 11, 2013

12:00 PM

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

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

SCHEDULED MEETINGS:

Allied Development Subcommittee: Tues., Feb. 12, Noon, 313 MMB
Housing Operations Subcommittee: Wed., Feb. 13, 4:30 p.m., 120 MMB
CDA Regular Meeting: Thurs., Feb. 14, 4:30 p.m., 260 MMB
CDA Special Meeting: Thurs., Feb. 28, 4:30 p.m., 313 MMB
Community Development Subcommittee: Mon, March 11, Noon, 313 MMB

CALL TO ORDER / ROLL CALL

Staff Present: Percy Brown, Natalie Erdman & Don Marx

Bruer called the meeting to order at 12:10 p.m.

Present: 3 -

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

Excused: 4 -

Sue Ellingson; Lauren K. Lofton; Sariah J. Daine and Stuart Levitan

1 APPROVAL OF MINUTES: January 7, 2013

A motion was made by Thompson-Frater, seconded by Guerra, Jr., to Approve the Minutes of January 7, 2013. The motion passed by voice vote.

2 PUBLIC COMMENT

None

3 DISCLOSURES AND RECUSALS

None

4 28885 CDA EXECUTIVE DIRECTOR'S REPORT

Erdman provided the update (see report attached).

- Lake Point Condos - There are eight condos unsold, two accepted offers, out of 50 units.

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

5 25491 CAPITAL REVOLVING FUND UPDATE

Erdman provided an update:

- Urban Land Interests closing on tobacco warehouses. That payment should be coming in.
- TJ Taylor's Dry Cleaners - Additional default letter sent out. MAPS is a separate, nonprofit agency and has a Board. The dry cleaning business is a for profit business. The Executive Director of MAPS happens to be one of the owners of the dry cleaners, but they're separate.
- Dry cleaners want to reopen at another location. Not a lot of detail in their request. Meeting next week between City and dry cleaner folks. Waiting for estimate on equipment. Erdman talked to Anne Zellhoefer, City Attorney about it. The City is the party to the loan, not the CDA.
- Guerra - A year prior to being on the CDA, he had done business with the MAP program. He recused himself from initial vote last year. Don't believe he had a conflict then or now.
- Don Marx - The Gas station pulled the tanks, but have to go back to UDC and get approval. As far as loan, everything is okay.

6 20808 THE VILLAGE ON PARK UPDATE

6A Retail Marketing Update

6B Construction Update

6C 27689 Update on Sale of Land to Access Community Health

Marx provided the upgrade. Because of having to move the utilities underground, the cost went up by \$50,000. Met with MG&E to explore other options (see attached). 1st Option: Keep existing pole and go across to an existing pole on the Walgreen side. Location of pole would have been right in front of white square/sign so that won't work. Pole behind Walgreens - come off that pole and move pole in front of building to side of building. Pole will be down Ridgewood Way to miss sign. Line above signage. \$58,000 less.

2nd Option - Rather than having power line go around down South Park and up Buick, bring line across or below the Access parcel. Save another \$5,000. MGE's preference so they don't have to tear up Park Street. Winter construction adds another \$46,000. Sidewalk - going to tear it up (Engineering will pick that up). Access would like to close on February 18.

6D 29078 CDA Resolution No. 4018, amending the terms of the Purchase and Sale Agreement with Madison Community Health Center, Inc. ("Access") for the sale of a parcel of land within the boundaries of The Village on Park for the construction of a health care facility.

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

7 BURR OAKS SENIOR HOUSING PHASE 2

- Bruer said he has been involved actively in the last two months with a couple of Veterans' Advocacy Groups. Free bus service for disabled veterans - found an angel donor. Asked about land over on Badger & Hughes.
- Erdman: Assisted living for low-income seniors. List of priorities that she is working on.
- Assisting CD Division with housing 50 long-term homeless individuals.
- Bruer: Affordable Housing Trust Fund.
- Thompson-Frater: Have to figure out how to prioritize. Don't have the criteria - aren't all on the same page.
- Erdman: Good for staff to hear from the Board some discussion about priorities.
- Bruer: Unique opportunity.
- Erdman: \$340,000 in this year's budget for acquisition.

8 27357 LAKE POINT REDEVELOPMENT AREA

Erdman said there has been on progress since the last meeting. Next step is to contact property owners. Don Marx's staff has been doing some work.

8A Lake Point Condos

See Erdman's report in Item #4.

8B Redevelopment Area Creation Update

See Erdman's report in Item #4.

9 TRUAX REDEVELOPMENT

See Erdman's report in Item #4.

10 ADJOURNMENT

A motion was made by Guerra, Jr., seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:31 p.m.