



City of Madison

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

Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

Tuesday, January 11, 2011

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

~ COMMUNITY DEVELOPMENT SUBCOMMITTEE MEETING ~

CALL TO ORDER / ROLL CALL

Present: 2 -
Tim Bruer and Kevin M. O'Driscoll

Excused: 5 -
Gregg T. Shimanski; Julia S. Kerr; Alice J. Fike; Stuart Levitan and Kelly
A. Thompson-Frater

1 APPROVAL OF MINUTES: December 7, 2010

A motion was made by O'Driscoll, seconded by Bruer, to Approve the Minutes.
The motion passed by voice vote.

2 PUBLIC COMMENT: None

3 DISCLOSURES AND RECUSALS

NEW BUSINESS

4 BURR OAKS SENIOR HOUSING UPDATE

Erdman provided the Burr Oaks Senior Housing Update:

- Great Groundbreaking, neighbors present, followed by reception at The Village on Park.
- Begin opening waiting list in March.
- Schedule to open in August 2011.
- Minor Alterations are being created by Dimension IV to remove 100-year Oak tree to be replaced by two new fairly good sized Oak trees. Planning Division staff and neighborhood residents are okay with the change.
- Something special will be done with the display of the trunk.
- Construction is progressing quite well with all basements in except for corner by tree.

- Site construction meeting next week.

5 TRUAX PARK UPDATE

Erdman provided the Truax Update:

- Construction is proceeding on schedule with goal of completing and occupying first two buildings by last week in February.
- Staff doing an excellent job moving the residents.
- \$75,000 in contingency, of which \$58,000 is used for on-site utility work.

6 BURR OAKS/ANN STREET PHASE 2 UPDATE

Bruer provided the Burr Oaks/Ann Street Phase 2 Update:

- Hovde development proposal to Wingra Health Clinic is not on their short list of proposals being considered.
- Looking at Expo Inn nuisance abatement.
- Awaiting response from new governor.
- Prospects for development remain good. O'Driscoll noted that the corridor has great potential.
- A role for the CDA may be to clear the path for a private developer.
- Bruer noted that the CDA cannot afford not to do this. Aggressive leadership from the CDA is critical.
- Bruer noted that he had heard other developers say that this is an exceptional area and stressed the need to rebuild our gateway areas.
- Last remaining blight threatening our success: a highly distressed tract census.
- Erdman will evaluate the site, its worth and get the basics down within the next 30 days. This includes working with City staff and determining longer-term plan. Maybe could use CDBG funds to assist purchase.

7 THE VILLAGE ON PARK UPDATE

Erdman provided a brief update:

- Letter of Intent from Access received yesterday; will respond in a week.

7a 20972

CDA Resolution No. 2997, authorizing the execution of a contract with J.H. Findorff & Son, Inc. for construction manager/contractor services for the build-out of the Public Health-Madison-Dane County space at The Village on Park.

A motion was made by O'Driscoll, seconded by Bruer to Approve The motion passed by voice vote.

7b 20973

CDA Resolution No. 2998, authorizing the execution of a contract with Balestrieri Environmental & Development, Inc. for Asbestos Abatement in the South Building of The Village on Park.

A motion was made by O'Driscoll, seconded by Bruer to Approve . The motion passed by voice vote.

7c Retail Marketing

Erdman provided a brief update on the retail marketing:

- Ancora's lease ready to be signed.
- Once Ancora is intact, efforts will be directed toward seeking retail users for the remaining 1400 square feet.
- Erdman will play a more active role in the marketing going forward.
- Will devise a list of who to contact and take a more aggressive approach; will report back on progress monthly.
- O'Driscoll noted that retail was tough.

8 FUTURE AGENDA ITEMS

9 ADJOURNMENT