



City of Madison

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

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Thursday, November 11, 2010

4:30 PM

Madison Municipal Bldg., Rm. 260
215 Martin Luther King, Jr. Blvd.

CALL TO ORDER / ROLL CALL

Present: 7 -

Gregg T. Shimanski; Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll; Alice J. Fike; Stuart Levitan and Kelly A. Thompson-Frater

SCHEDULED MEETINGS

The meeting schedule was corrected as follows:

Community Development Subcommittee: Tues., Nov. 23, 4:30 pm, 313 MMB - Cancelled

Allied Development Subcommittee: Mon., Nov. 22, Noon, 313 MMB

Housing Operations Subcommittee: Wed., Dec. 8, 4:30 pm, 120 MMB

Community Development Subcommittee: Tues., Dec. 7, 4:30 pm, 313 MMB

CDA Regular Meeting: Thurs., Dec. 9, 4:30 pm, 260 MMB

1 APPROVAL OF MINUTES: October 19, 2010

A motion was made by Thompson-Frater, seconded by Fike, to Approve the Minutes. The motion passed by the following vote:

Ayes: 6 -

Shimanski; Bruer; O'Driscoll; Fike; Thompson-Frater and Levitan

Abstentions: 1 -

Kerr

2 PUBLIC COMMENT: None

3 COMMUNICATIONS: None

4 [17719](#) HOUSING OPERATIONS MONTHLY REPORT

Olvera reviewed the Monthly Report:

- Truax construction is underway.
- Erdman commended site staff for outstanding efforts in certifying and moving around the Truax residents affected by the construction.

- Section 8 doing well with increased allocation.
- Housing Subcommittee had good preliminary discussion on Project-Based Policy and Procedures.
- Kerr noted that Project Homes had fallen short on its numbers.
- Erdman disclosed that she sits on the Project Homes Board of Directors and refrained from participating in the discussion.

A motion was made by Fike, seconded by Levitan to Accept. The motion passed by voice vote.

4a [20475](#)

CDA Resolution No. 2989 - Authorizing the signing of a contract for Parkside Highrise hallway tile Installation

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

4b [20476](#)

CDA Resolution No. 2990 - Authorizing the signing of a contract for Karabis privacy-fence replacement

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

4c [20478](#)

CDA Resolution No. 2992 - Authorizing submission of documents related to HUD Asset Management Program

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

5 [17652](#)

ECONOMIC DEVELOPMENT STATUS REPORT

Brown reviewed the Economic Development Status Report:

- No new offers; two pending prospects at Lake Point Condominiums.
- Is working with Madison Police Officers on monitoring the problematic activity across the street on Lake Point Drive.
- Siding warranty issue has been resolved.
- Bruer noted that TIF is now in the black.
- Bruer requested an itemized list of all outstanding warranty items to be presented at the December 9 CDA meeting.
- Brown noted that he and Erdman had scheduled visits at Monona Shores and Revival Ridge to review the draft 2011 budgets and will report back at the December 9 meeting.

A motion was made by Bruer, seconded by Fike, to Accept. The motion passed by voice vote.

6 DETAILED BUSINESS

- 6a [18937](#) Resolution authorizing the Mayor and City Clerk to execute a Termination of Agreement with Bayview Foundation, Inc. to release the City's future ownership rights in the Bayview Foundation's property located in the Triangle Plat in the City of Madison.

A motion was made by Kerr, seconded by Bruer, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by the following vote:

Ayes: 5 -
Shimanski; Kerr; Bruer; Fike and Thompson-Frater

Noes: 2 -
O'Driscoll and Levitan

The CDA considered a Substitute Resolution authorizing the Mayor and City Clerk to execute a Termination of Agreement with Bayview Foundation, Inc. to release the City's future ownership rights in the Bayview Foundation's property located in the Triangle Plat in the City of Madison and accepting a grant of right of first refusal in the property from Bayview.

Mr. David Haas of 601 Bayview Triangle registered as available to answer questions, but did not check support or oppose box. Mr. Fuechon Thao, representing the Bayview Foundation, Inc., registered and spoke in support of adoption. Mr. Thao noted that he had served on the Board for a long time and had witnessed positive changes in the neighborhood. He stated that Bayview has worked to make the neighborhood more cohesive and offer a variety of programs for the large number of children in the area. Mr. Thao noted that Bayview would like to expand its services to the nearby CDA Triangle. Fike spoke in support of the Bayview programs. Levitan expressed concern that forty years out, Bayview could change its mission, do anything it wants and the City will have no say. Shimanski stated that he has always been impressed with Bayview and is comfortable with the Substitute Resolution. O'Driscoll asked if we could have a renewal clause added that would allow us to buy it for a dollar or renew it.

A motion was made by Levitan to amend the terms to provide 40 years in perpetuity. The motion failed due to lack of a second. A motion was made by O'Driscoll, seconded by Levitan, to add "at the end of 40 years the City has the option to renew for another 40 years." The motion failed by the following vote:

Noes: 5 - Gregg Shimanski, Alice Fike, Tim Bruer, Julia Kerr, and Kelly Thompson-Frater

Ayes: 2 - Kevin O'Driscoll and Stuart Levitan

7 BUSINESS BY THE COMMISSIONERS

7a [20484](#) Revised 2011 CDA Meeting Schedule

The CDA received the Meeting Schedule.

8 ALLIED DEVELOPMENT SUBCOMMITTEE REPORT - October 2010

Thompson-Frater noted that staff was working on home buyer education, the Council Resolution relating to Allied Phase 2, and the development process.

8a [20462](#) CDA Resolution No. 2991, authorizing the Executive Director of the Community Development Authority to sign a Memorandum of Agreement with Wood Communications Group for services to coordinate an outreach initiative for naming the Allied Drive Phase II Development.

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

8b [20483](#) Project Budget

Erdman reviewed the Estimated Pre-Development Cost Budget for Allied Phase 2. Approximately \$14,000 remains unspent.

9 COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT - October 2010

Bruer presented the Community Development Subcommittee Report:

- Presentation by Hovde at November 9 meeting, reinforcing their interest in Burr Oaks/Ann Street Phase 2 development.
- Moving ahead with plans to demolish south end of the Village on Park and undertake façade renovation on north end.
- Interest expressed by bank in relocating to outlot on south end.
- Staff will meet with CDBG Committee to provide update on Allied Phase 2.
- Truax has closed and construction is underway.
- Working on ground breaking ceremony for Burr Oaks Senior Housing.
- A tremendous amount of interest from South Madison residents in living in the Burr Oaks Senior Housing development.

9a TRUAX PARK UPDATE

Erdman provided the Truax Update:

- Balconies removed.
- Construction underway.
- Worked with Habitat Restore.

9b [19141](#) **TRUMAN OLSON UPDATE**

THE VILLAGE ON PARK UPDATE: No report

9c Discussion of change/follow-up and process for developing a logo: No report

9d [20480](#) CDA Resolution No. 2993, authorizing the Executive Director of the CDA to hire legal counsel for legal advice as it pertains to possible New Markets Tax Credit Financing for The Village on Park.

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

BURR OAKS SENIOR HOUSING UPDATE

Erdman noted that all previously approved transactions are moving forward.

9e [20481](#) CDA Resolution No. 2994, authorizing the Community Development Authority, the Chairman and the Executive Director to take certain actions to develop 50 units of affordable housing known as Burr Oaks Senior Housing Project in the Badger-Ann-Park Redevelopment Area.

A motion was made by Bruer, seconded by Kerr, to Approve with the following Amendments:

1. In the first Resolved clause, delete the words in parenthesis and replace with "authorized officers."

2. In the second, third and fourth Resolved clauses, delete the wording: "that any company authorized officer be and here is" and replace with: "that the authorized officers be, and here are"

The motion passed by voice vote.

9f [20507](#) Discussion regarding Capital Revolving Loan Fund Application for Tilt Media, Inc., located at 3209 Latham Drive.

Gromacki provided an overview of the loan request. The borrower is requesting a Capital Revolving Fund loan in the amount of \$66,000 to make interior improvements to the building to convert its use into a full-service recording studio. Tilt Media, Inc. is a for-profit subchapter(s) corporation, operating a media service company including direct production of video, audio commercials, instructional videos, presentations and other media for corporate clients throughout Dane County and the midwest. The loan is recommended by the Community Development Subcommittee to be structured as a 7-year note, 4% interest rate, fixed at closing, second mortgage on property at 3209 Latham Drive, personal guaranty of Richard Rubasch.

Mr. Richard Rubasch of 3209 Latham Drive registered in support of adoption

and available to answer questions. He stated that this is the largest video production in Dane County. The loan will put them in a more accessible location. He has been in business for 10 years and has large national clients. The business is well diversified and has buy-in from National PBS. Applicant noted that he didn't recall ever having difficulty on loans.

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

10 ADJOURNMENT

A motion was made by O'Driscoll, seconded by Bruer, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:35 p.m.