



# City of Madison

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

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, March 8, 2012

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### SCHEDULED MEETINGS

Allied Development Subcommittee: Mon., April 9, 4:30 p.m., Revival Ridge  
Apts. Community Rm., 2313 Allied Dr.  
Community Development Subcommittee: Tues., April 10, 4:30 p.m., 313  
MMB  
Housing Operations Subcommittee: Wed., April 11, 4:30 p.m., 120 MMB  
CDA Regular Meeting: Thurs., April 12, 4:30 p.m., 260 MMB  
CDA Special Meeting: Thurs., April 26, 4:30 p.m., 313 MMB

### CALL TO ORDER / ROLL CALL

**Present:** 6 -

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

**Excused:** 1 -

Alice J. Fike

### 1 APPROVAL OF MINUTES: February 9, 2012

A motion was made by Bruer, seconded by Ellingson, to Approve the Minutes  
with the following correction:

In the third bullet under Housing Operations Monthly Report, delete the  
sentence "Resulted in a loss of approximately \$50,000 to \$60,000 in revenues."

The motion passed by voice vote.

### 2 PUBLIC COMMENT

None

### 3 DISCLOSURES AND RECUSALS

None

### 4 [25282](#) COMMUNICATIONS

None

**5 HOUSING OPERATIONS SUBCOMMITTEE REPORT**

Ellingson provided the Housing Operations Subcommittee Report:

- There was discussion of discretion by staff in cases of evictions. Consensus was we good where we are at.
- Discussion of the Landlord pledge: resolution tabled.

**5a [17719](#) HOUSING OPERATIONS MONTHLY REPORT**

Olvera presented the Housing Operations Monthly Report:

- Have expanded staff to handle vacancies; approximately 30 files at site with goal to reach 2% by end of April.
- CDA vacancy rate for February was 4.7%.
- CDA was awarded 25 additional VASH vouchers for Homeless Vets.

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

**5b [25528](#) CDA Resolution No. 3072 - Authorizing the filing of revised Capital Fund Performance and Evaluation reports for years 2008 and 2009**

**A motion was made by Ellingson, seconded by Bruer, to Approve. The motion passed by voice vote.**

**5c [25529](#) CDA Resolution No. 3073 - Authorizing the filing of a revised Capital Fund Performance and Evaluation report for year 2012**

**A motion was made by Ellingson, seconded by Bruer, to Approve. The motion passed by voice vote.**

**5d [25530](#) CDA Resolution No. 3074 - Authorizing the filing of revised Capital Fund 5 Year Action Plan**

**A motion was made by Ellingson, seconded by Bruer, to Approve. The motion passed by voice vote.**

**5e [25531](#) CDA Resolution No. 3075 - Endorsing the "Responsible Landlord Pledge" to landlords in the City of Madison**

A motion was made by Bruer, seconded by Ellingson, to refer. Motion passed by voice vote.

**6 [25284](#) ECONOMIC DEVELOPMENT STATUS REPORT**

Brown presented the Economic Development status report:

- One townhome prospect at Lake Point Condominiums.
- Buyer traffic remains steady.
- Epoxy injections for basement cracks done.
- Occupancy at Monona Shores increased to 92%. Intense marketing. Great foot traffic. Has hired a new part time leasing agent. Staff motivation is up. Very low turnover rate. Property has great curb appeal.
- Period of affordability at Monona Shores will expire in about three years. Staff will investigate options.
- Revival Ridge and the Reservoir are fully occupied.
- Brown noted that he has visited all the CDA development projects and found them to be well maintained and in stable condition.
- In response to Shimanski's question at the February 9 CDA meeting regarding the two loans in the default column of the loan loss report, Brown noted that the two owners are deceased and the loans have been transferred to the City Attorney's Office to file notice against the estate.

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

6a [25458](#)

Approving the expansion of the Facade Improvement Grant Program target areas to include all commercially zoned City designated historic landmarks in the City of Madison.

**A motion was made by Levitan, seconded by Bruer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**

**Ayes:** 5 -

Sue Ellingson; Tim Bruer; Gregg T. Shimanski; Kelly A. Thompson-Frater and Stuart Levitan

**Noes:** 1 -

Daniel G. Guerra, Jr.

**Excused:** 1 -

Alice J. Fike

7 [25285](#)

#### **ALLIED DEVELOPMENT SUBCOMMITTEE REPORT**

Thompson-Frater presented the Allied Development Subcommittee Report with Erdman presenting the Executive Director's Report (please see the attached Minutes of the March 5 Allied Development Subcommittee meeting for more details).

8 [25286](#)

#### **COMMUNITY DEVELOPMENT SUBCOMMITTEE REPORT**

Bruer presented the Community Development Subcommittee Report with Erdman presenting the Executive Director's Report covering Items 8b and 9 below (please see the attached Minutes of the March 5 Community Development Subcommittee meeting for more details).

- Staff is investigating extending the Lake Point TIF. The redevelopment district expired in 2006. May need to be recreated, using a blight study. May have to go before the Joint Review Board since we have used or overspent all the funds. Bruer noted that the special residential Façade Treatment Program targeting the apartment buildings near the Lake Point Condominiums is a key tool to use in conjunction with the TIF extension. Staff will continue to explore all possible options.
- Staff is having ongoing talks/negotiations with Fannie Mae about waiving the default fee.
- A NOFA for up to \$300,000 has been issued by HUD for a Choice Neighborhood Initiative (CNI) Planning Grant. Amy Kell of Kell Consultants appeared before the Community Development Subcommittee stating that she had concluded that the Bram's Addition neighborhood was the best choice. The Subcommittee concurred and voted in favor of proceeding to prepare the application which is due on May 1.

A motion was made by Bruer, seconded by Guerra, to Approve moving ahead with the application process. The motion passed by voice vote.

8a [25541](#)

CDA Resolution No. 3076, 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 Bruer, seconded by Guerra, Jr., to Approve with the following Amendment:**

**In the NOW THEREFORE BE IT RESOLVED clause under closing, delete "December 1" and replace it with "November 1."**

**The motion passed by voice vote.**

8b Discussion of Capital Neighborhood Initiative Grant

8c [19141](#) **TRUMAN OLSON UPDATE**

9 **FANNIE MAE LOAN UPDATE**

10 **ADJOURNMENT**

**A motion was made by Bruer, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:05 p.m.**